

PLANNING & ZONING COMMISSION REGULAR MEETING

Thursday, November 3, 2022 at 7:30 pm

Location

CITY COUNCIL CHAMBER, 18649 FM 1431, SUITE 4A, JONESTOWN, TEXAS

Commission Members

Chair Melody Gayeski, Commissioners Brenda Sies, Stephan Ambrose, Tom Grant, Alyssa Kline; Alternates: Tony Macina

AGENDA

ITEMS OPENING MEETING

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

October 6, 2022, regular meeting

4. CITIZENS COMMUNICATION

GENERAL BUSINESS AND ACTION ITEMS

5. Request for a zoning classification change for property at 11205 Mountain Top Circle.

- a. PUBLIC HEARING to receive public input and consider a request by Joseph Cavitt for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning change from "T" temporary zoning district to "R-2" two-family residential district for 3.062 acres of property located at 11205 Mountain Top Circle, Lot 1 Juniper Hill Subdivision, Jonestown, Texas.**
- b. Discussion and possible action regarding the above request by Joseph Cavitt for approval of a zoning classification changed from "T" temporary zoning district to "R-2" two-family residential zoning district.**

6. Request for a zoning classification change for property at 11808 and 11810 Pecan Drive.

- a. PUBLIC HEARING to receive public input and consider a request by Vanessa Spaulding for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning change from "R-1" single-**

family residential district to “M-1” single-family manufactured housing district for property located at 11808 and 11810 Pecan Drive, Lots 25 and 27 Pecan Terrace, Jonestown, Texas.

- b. Discussion and possible action regarding the above request by Vanessa Spaulding for a zoning classification change from “R-1” single-family residential district to “M-1” single-family manufactured housing district.**

7. Update from staff on current department activities.

8. ADJOURNMENT

I, the undersigned authority, do hereby certify that a copy of the above agenda of the City of Jonestown Planning & Zoning Commission was posted at Jonestown City Hall and the JonestownLibrary, places convenient and readily accessible to the general public at all times, and said agenda was posted on this 28th day of October, 2022, by 5:00 p.m. Rachel Austin, Interim City Secretary, City of Jonestown, Texas.

I certify that the above agenda of the City of Jonestown was removed on this ____ day of _____, 2022, at _____ a.m./p.m. _____ City Secretary.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the city secretary at 512-267-3243 or fax at 512-267-4572, or e-mail bgaytan@jonestowntx.gov

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION
REGULAR MEETING HELD OCTOBER 6, 2022, 7:30 P.M., AT THE CITY COUNCIL
CHAMBER, 18649 FM 1431, SUITE 3-A, JONESTOWN, TEXAS**

Chair Melody Gayeski (Place 1) Tony Macina, Vice Chair (Place 4)	Brenda Sies (Place 2) Stephan Ambrose (Place 3) Tom Grant (Place 5)	Vacant (Alternate 1) Alyssa Kline (Alternate 2)
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ITEMS OPENING MEETING

1. CALL TO ORDER

CHAIR GAYESKI

Chair Gayeski called the meeting to order at 7:30 p.m.

2. ROLL CALL

SECRETARY

Present: Commissioners Gayeski, Sies, Ambrose, Kline

Absent: Commissioners Macina, Grant

Staff present: Development Services Director Jolly, Planning/GIS Technician Gedanken

3. APPROVAL OF MINUTES

September 1, 2022, regular meeting.

A motion was made by Commissioner Sies and seconded by Commissioner Ambrose to approve the minutes of September 1, 2022. The motion carried unanimously.

4. CITIZENS COMMUNICATION

There were no citizen communications.

GENERAL BUSINESS AND ACTION ITEMS:

- 5. a. PUBLIC HEARING to receive public input and consider a request by Matthew Delahoussaye for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning change from Professional and Office District "O" to Business-general Commercial District "B-2" for .4638 acres of property located at 10702 Laurel Lane, Lot 69-72 Block A, Jonestown Hills Unit 2, Jonestown, Texas.**

Citizens Miguel Mercado, 10905 Sunny Lane, and Nancy Ruff, 10707 Laurel Lane, voiced their concerns regarding noise associated with another bar type business, and they requested a privacy fence installation between the business and residential homes. The applicant, Matthew Delahoussaye, presented the Commissioners with an overview of plans for this venue intended to be a 1,750 sq. ft. cocktail lounge with a full food menu and no live music. He addressed concerns regarding noise abatement, parking, and privacy wall installation. With no other persons wishing to speak, Chair Gayeski closed the public hearing.

b. Discussion and possible action regarding the above request by Matthew Delahoussaye for a zoning classification change.

Commissioner Sies motioned to recommend to Council approval of the zoning classification change from “O” Professional and Office District to “B-2” Business-general Commercial District. The motion was seconded by Commissioner Ambrose and passed unanimously.

- 6. a. PUBLIC HEARING to receive public input and consider a request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County, Texas, described by Deed of Record in Document No. 2018024745 Official Public Records, Travis County, Texas, for approval of a Preliminary Plat to subdivide 45.92 acres of land to be known as “The Hollows (The Destination on Lake Travis)” into forty-six (46) single family lots and six (6) nonresidential lots, located off Destination Way, Jonestown, Texas.**

Alan Putnam, Moody Engineer, representing The Hollows at Lake Travis LLC, stated on Sheet 5 there is an existing raw water line owned and maintained by the LCRA, and John Tichi with Jonestown Water Supply Corp (JWSC) preferred the water line easement be kept inside the right of way to avoid crossing private property lines. Mr. Putnam acknowledged approval will be required from LCRA and JWSC. Commissioner Sies asked if there were existing roads in this area on Sheet 4. Mr. Putnam responded there were no accessible roads or public right of way dedicated prior to this plat. The six non-residential lots are dedicated for the Jonestown water line and open space lots for drainage conveyance and water quality. Citizen Tony Macina advised Commissioners there are discussions concerning this subdivision becoming part of the Hollows Property Owners Association. Concerns being discussed include short-term rentals, the peak loads on traffic and additional strain on amenities. The marina is no longer being proposed. A new water intake barge will allow JWSC a secondary barge and loop of water which is a good thing for the area, and it’s not expected to be obtrusive. The POA negotiated the number of lots for this plat down to 46 single family lots and the number of docks 50 ft. apart will be dependent on LCRA and accepted as such by the POA. With no other persons wishing to speak, Chair Gayeski closed the public hearing.

b. Discussion and possible action regarding the above request by The Hollows on Lake Travis, LLC, for approval of a preliminary plat for “The Hollows (The Destination on Lake Travis).”

Chair Gayeski requested clarification if this subdivision is located inside the short-term rental overlay district. Joe Pipes, the managing partner of The Hollows of Lake Travis LLC, responded this property is part of the Carlton PUD development agreement that currently allows short-term rentals. He acknowledged discussions with the POA that short-term rentals were not desired for this subdivision and added that short-term rentals for the new development at the Hollows Sanctuary South have been restricted. Commissioner Sies motion to recommend approval. The motion was seconded by Commissioner Kline and passed unanimously.

7. **a. PUBLIC HEARING to receive public input and consider a request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County Texas, described by Deed of Record in Document Number 2018024745 Official Public Records, Travis County, Texas, for approval of a final plat to subdivide 38.701 acres of land to be known as “The Hollows Sanctuary South Phase 2” into fifty-eight (58) single family lots and seven (7) nonresidential lots with public right of way, located entirely within Tract D off Destination Way, Jonestown TX.**

Citizen Diane Eberhart, 5133 Destination Way, addressed the Commission in opposition to this plat. Her concerns included short term rentals, increased traffic, and the length of the cul-de-sac which is not to exceed 600 feet. Chair Gayeski explained the existing development agreement in place between the developer and the city to be followed regarding remaining development of the Carlton PUD. Chair Gayeski requested City staff to review and clarify that the cul-de-sac length complies with City ordinances. With no other persons wishing to speak, Chair Gayeski closed the public hearing.

b. Discussion and possible action regarding the above request by The Hollows on Lake Travis, LLC, for approval of a final plat for “The Hollows Sanctuary South Phase 2.”

Chair Gayeski noted the applicant will need to provide an AutoCAD file of the final plat and financial assurance for the completion of the construction of all improvements to be filed prior to all approvals being finalized. Commissioner Sies confirmed the emergency access on the southern boundary not being a connecting thoroughfare due to increased traffic impact on Destination Way. Chair Gayeski questioned whether the Fire Marshal had approved the plans and the cul-de-sac, and the applicant responded this review was ongoing. Commissioner Sies motioned to recommend the final plat be denied until all necessary approvals were obtained and the cul-de-sac length was verified to ensure compliance with City ordinances. The motion was seconded by Commissioner Kline and passed unanimously.

8. **a. PUBLIC HEARING to receive public input and consider a request by Ryan and Melissa Miller for a re-subdivision of 24.40 acres of land out of Tract (Lot) 34, Panoramic Hills Subdivision, a subdivision in Travis County, Texas, according to plat or map thereof as recorded in Volume 38, Page 50 of the plat records of Travis County, Texas, being the same property described in instrument of record in Document Nos. 2005105410 and 2017080599 in the official public records of Travis County, Texas.**

The applicants did not attend the public hearing. Citizen Hector Cadena, 10904 Panoramic View, requested a map of this subdivision and advised he had no issues with this re-subdivision. Citizen Amy Fitzgerald, 19007 Packsaddle Road, shared her concerns with minimum lot size, accessibility, safety issues, and responsibility for roads that are not being brought up to standards. Commissioner Sies questioned the title run on these properties done by the Title Resource Guaranty Company. It shows they are subject to restricted covenants of record and should include a document number which is not provided. It appears there are other missing pieces of information but it doesn't say where they are or

what they are. Also noted by Commissioner Sies, the Mountain Top Circle and Deer Canyon Road access easement is not clearly stated on the plat. Additionally, with subdivision, a tract may be divided into lots smaller than five acres if it's a legal subdivision. Commissioner Sies mentioned a copy of the deed restrictions be provided by the applicant. With no other persons wishing to speak, Chair Gayeski closed the public hearing.

b. Discussion and possible action regarding the above request by Ryan and Melissa Miller for a re-subdivision of 24.40 acres of land out of Tract (Lot) 34, Panoramic Hills Subdivision.

Chair Gayeski inquired about Travis County approval for this re-subdivision. Commissioner Sies motioned to recommend to not approve this application at this time. The applicant will need to state whether coordinates are grid coordinates or surface coordinates, update their comments on the title commitments to include document numbers specifically on number one, label the access/roadway easements, floodplain note verified by the engineer, and provide Travis County approval. The motioned was seconded by Commissioner Kline, and passed unanimously.

9. Update from staff on current department activities.

Development Services Director Jolly advised that short-term rental licensing renewal notices will be mailed to the City's 61 short-term rental operators during October. An update on residential and commercial applications was provided. City staff is working with the City Attorney to update the ordinances for the development code and land uses. A workshop for Commissioners and Council members is expected to be held before end of year.

10. ADJOURNMENT

Commissioner Sies motioned to adjourn, and the motion was seconded by Commissioner Klein. Chair Gayeski adjourned the meeting at 8:51 p.m.

PASSED AND APPROVED AT A MEETING HELD ON NOVEMBER 3, 2022.

Melody Gayeski, Chair

ATTEST:

Rachel Austin, Interim City Secretary

**City of Jonestown,
Texas**

AGENDA REPORT

Meeting Date: November 3, 2022

Agenda Item Number:

5

(City Secretary's Use Only)

Department: Development Services

Prepared by: Cynthia Jolly

Budgeted Amount: \$ 0

Date Prepared: October 21, 2022

Exhibits Application documents,
Plat, Zoning Map, 2018 Comprehensive Plan
Certification of Mailing, Public Notice

Subject

Zoning change from "T" Temporary District to "R-2" Two-Family Residential District

Recommendation

Consider, discuss, and take any action necessary regarding a request Joseph Cavitt for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning change from "T" temporary zoning district to "R-2" two-family residential district for 3.062 acres of property located at 11205 Mountain Top Circle, Lot 1 Juniper Hill Subdivision, Jonestown, Texas.

Discussion

Property owner Joseph Cavitt annexed Lots 1-3, Juniper Hill Subdivision in 2018 (Ordinance 2018-O-537) and worked with City staff for platting these lots. The plat was approved 8/8/2019 by the City Engineer; however, it was not recorded until 2/24/2022 upon Mr. Cavitt's return from being deployed overseas. No zoning application or application fees were received by Mr. Cavitt until 10/5/22. He has communicated that he plans to sell Lots 2 and 3 and would like to rezone Lot 1 to allow "R-2" two-family residential use. No zoning application for Lots 2 and 3 have been submitted to the City.

Mr. Cavitt contends his request for R-2 zoning is consistent with the 2018 Future Land Use Map with established PUD 2 zoning designations which include multi-family and high-density development. City staff advised him that the 2018 Future Land Use Map for PUD zoning districts were based on the City having wastewater run through the City. He was advised that the City has no plans now to run wastewater and City Staff has been working with the City attorney to revise City development codes, zoning districts and land uses.

Neighboring properties to Lot 1 are currently zoned R-1 single family residential, which has been recommended to Mr. Cavitt. The Juniper Subdivision borders the Jonestown ETJ.

A notice of public hearing was published on October 13, 2022, and letters were mailed to neighboring properties. The Certificate of mailing is enclosed.

Approval By

**City of Jonestown,
Texas**

AGENDA REPORT

	Signature	Date
Department Head	<u>C. Gilly</u>	<u>10/21/22</u>
City Administrator	<u>[Signature]</u>	<u>10/21/22</u>

City of Jonestown

18649 FM 1431, Suite 4-A
Phone 512-267-3243 Fax 512-267-4572

REQUEST TO BE PLACED ON THE AGENDA OF THE PLANNING AND ZONING COMMISSION AND/OR CITY COUNCIL

FOR THE CONSIDERATION OF A:

ZONING CHANGE ☒ CONDITIONAL USE PERMIT ☐ SUBDIVISION ☐
SUBDIVISION VARIANCE ☐ OTHER ☐

Date Submitted 10/05/2022 Date accepted for filing with City _____

Name of owner Joseph Cavitt Phone number 315-286-2520

Owner's mailing address 328 Paddock St, Watertown NY - zip 13601


Subject property street address 11205 Mountain top Circle, Jonestown TX 78645

Legal Description Lot 1, Juniper Hill Subdivision, a subdivision in Travis Co per recorded document number 202200045

Explanation of request Requesting change from temporary to R2 zoning which is consistent with established future land use PUD 2 zoning designations which includes multi-family and high density residential homes.

To complete file: EMAIL: demo CAVITT @ gmail . com

- Copy of plat or survey of subject property
- If application is for a variance or conditional use permit, attach a detailed drawing or a plot plan showing the location of the area on the property that will be affected by this request.
- All filing fees, and related fees must be paid before the request will be put on an agenda.

Applicant's signature  Date 10-04-2022

Reviewed and accepted for filing by:

Name C. Jolly Title Director, Development Svcs.

Meeting Dates: P&Z 11/3/2022 City Council 11/10/2022

Action from meetings: P&Z _____

City Council _____

October 4th, 2022

To Whom it may concern,

I'm writing this letter in support of the R2 zoning application for lot 1 of Juniper Hills Subdivision located at 11205 Mountain Top Circle (property ID 186967). As it pertains to the development of this residential project, planning and communication with Jonestown Development Directors and staff originally began in 2017. As noted in the attached correspondence between myself and prior staff including Marilee Pfannstiel, Ken Flynn, Gordon Browning, and now Cynthia Jolly, the development office has been thoroughly involved throughout this process offering much education and recommendations about the development and likelihood of success in achieving R2 zoning for this lot. Please see the attachment titled "Ken Flynn correspondence 2" in which the then Development Director explained how zoning is supposed to be based on the Future land Use map and communicated that an R2 zoning would be seen as favorable due to current PUD 2 designation on the Future Land Use Map (FLU).

Throughout this process much weight has been placed in the guidance received by Jonestown Development staff and directors. As it pertains to the financial investment that I've made in this property, a rejection of my R2 zoning application at this point would be financially devastating to say the least.

I'm kindly requesting that this property be approved for R2 zoning based on the guidance received from the Jonestown development office and current PUD 2 designation on the FLU map. My request for R2 is consistent with established PUD 2 zoning designations which include multi-family and high density residential.

Respectfully,

Joseph Cavitt



Joseph Cavitt <democavitt@gmail.com>

Fawn Hill/Juniper Hill Project

Ken Flynn <kflynn@jonestown.org>
To: Joseph Cavitt <democavitt@gmail.com>
Cc: Cynthia Jolly <cjolly@jonestown.org>

Thu, Jun 13, 2019 at 12:53 PM

Joseph,

My name is Ken Flynn. I am the Interim Director of Community Development who replaced Gordon Browning. I must apologize to you for not fully understanding the status of your project. As I think you are all too aware, there has been a lack of continuity in the review and processing of development requests over the last year due to personnel turnover. Gordon mentioned your project to me briefly during the two or three days I had with him before he left, but it was in the context of dozens of other pending matters that I could hardly comprehend at the time. I only today made time to read all of the emails that you exchanged with him and realize that I had a mistaken understanding of the status of your project.

Cindy Jolly and I are the only staff remaining in this department who would be involved in sorting out pending projects to try to get them on track in order to complete their processing. Again, we have many pending matters to try to deal with and often little documentation to help us get it right. Until today, we had thought that your property was in the Jonestown ETJ and as such, was not subject to our zoning and platting process. Upon going through Gordon's emails, I realize that he apparently found documentation that your property has been annexed into the city. If this is correct, then your property will have to be zoned and platted.

The staff member I need to visit with to confirm the annexation is out the rest of the week, but I will check with her next week and confirm as to if the property was annexed and if so, was it zoned when it was annexed. Usually, cities will annex and give the annexed property the lowest intensity zoning possible at the same time. This is usually "agriculture zone" or low density residential. I will check and let you know.

Even if it was zoned with one of these interim zoning designations, your use will likely require the property to be rezoned for duplex zoning. The "PUD 2" designation that you referenced is actually not zoning but rather the designation shown on that part of town on our Future Land Use (FLU) map. Zoning is supposed to be based on the Future Land Use map, so when zoning requests come in, the P&Z Commission consults the Future Land Use map in their deliberation of approval of the zoning request. Since the FLU map for your property shows PUD 2, and since PUD 2 includes multi-family and high density residential, this bodes well for passage of a request for duplex zoning, should you decide to apply for this zoning change.

I will also try to find documentation of the review and any review comments that might have been made regarding the previous processing of your proposed replat. Once I find these, I will pass them along to you and Mr. St. James. I understand your desire to limit your additional consulting costs and will not contact Mr. St. James until I have sorted through our documents and can hopefully pass along concise instructions on what is needed to complete the replat and zoning needed for your property.

Again, I appreciate the patience you have shown regarding the delayed processing of your requests and will try to rectify matters to facilitate a speedy resolution to your project.

Thank you,

Ken Flynn,

Interim Director of Community Development

From: Gordon Browning

Sent: Wednesday, June 05, 2019 8:46 AM

To: Cynthia Jolly <cjolly@jonestown.org>

Subject: FW: Fawn Hill/Juniper Hill Project

Cindy – Please check the zoning on this property. The property owner says it is PD. I want to see the zoning file if so and the Development Plan. Don't know if you helped research this proposed replat for Gordon, but I think this may be the military guy from overseas that he mentioned to me.

Thanks,

Ken

[Quoted text hidden]

SURVEY SKETCH

LOT 1, JUNIPER HILL SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO PLAT AS RECORDED IN DOCUMENT No. 202200045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

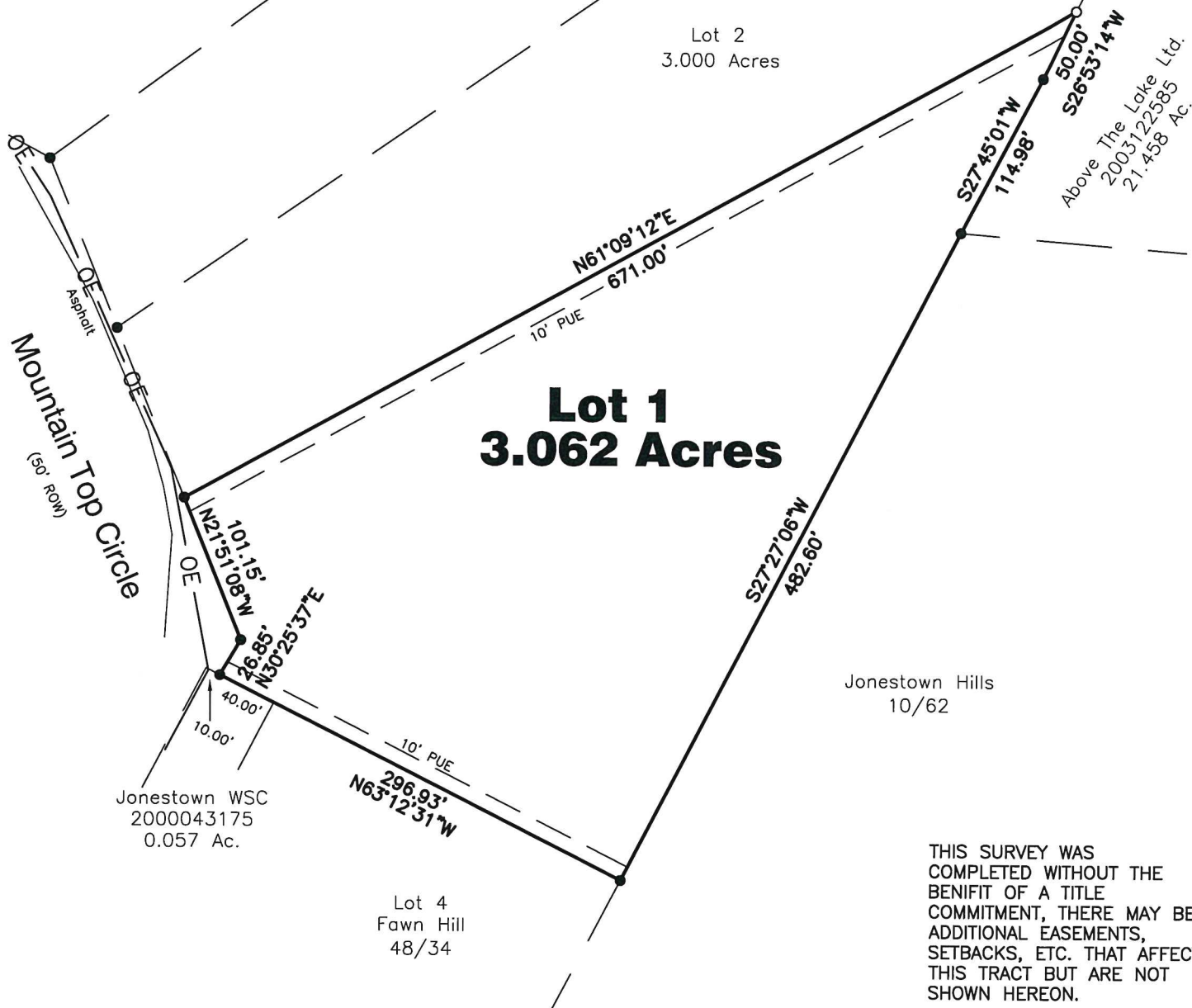
0 35 70
APPROXIMATE
SCALE IN FEET

LEGEND

- IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- * COTTON SPINDLE FOUND
- IRON ROD TO BE SET

TOPO/BEARING/COORDINATE BASIS

ELIPSOID: WGS 1984/GRS 1980
PROJECTION: TEXAS CENTRAL NAD83 NAVD88
GEOID MODEL: GEOID 12B
GRID COORDINATES ILLUSTRATED
SURFACE FACTOR = 1.00012

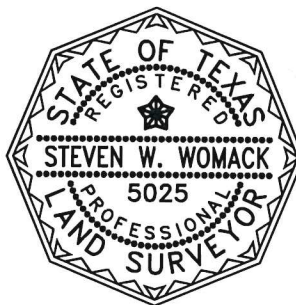


THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THERE MAY BE ADDITIONAL EASEMENTS, SETBACKS, ETC. THAT AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II, STANDARD SURVEY AS DESCRIBED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS.

03 October 2022

Steven Warner Womack, RPLS, PLS, NCEES Date
National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5025
North Carolina Professional Land Surveyor #L-5043
E-Mail: SWRPLS@gmail.com Phone/Text: (512) 638-0220



DATE: 10-03-2022
DRAWN BY: Staff
FILE NAME: 18-016.dwg
PROJECT NO. : 18-016

UPDATE	
4/10	JD
8/11	JD
3/16	JD
7/20	JD

Jay Engineering Company, Inc.
P.O. Box 1220 78646-4220
Tel: (512) 258-3882 Fax: (512) 258-4018



GRID J-15

▼ MATCH GRID K-15 ▼

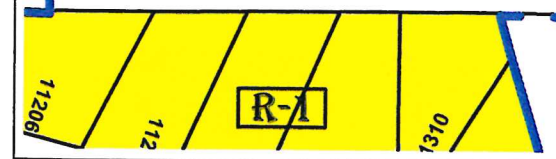
NOTE: THESE ADDRESS DRAWINGS ARE TO BE USED FOR GENERAL LOCATION PURPOSES ONLY, AND ARE NOT INTENDED FOR USE IN LEGAL OR JURISDICTIONAL BOUNDARY DETERMINATIONS. ADDRESSES AND BOUNDARIES WILL CHANGE WITHOUT PRIOR NOTICE.

WATER
 ZONE DESIGNATION

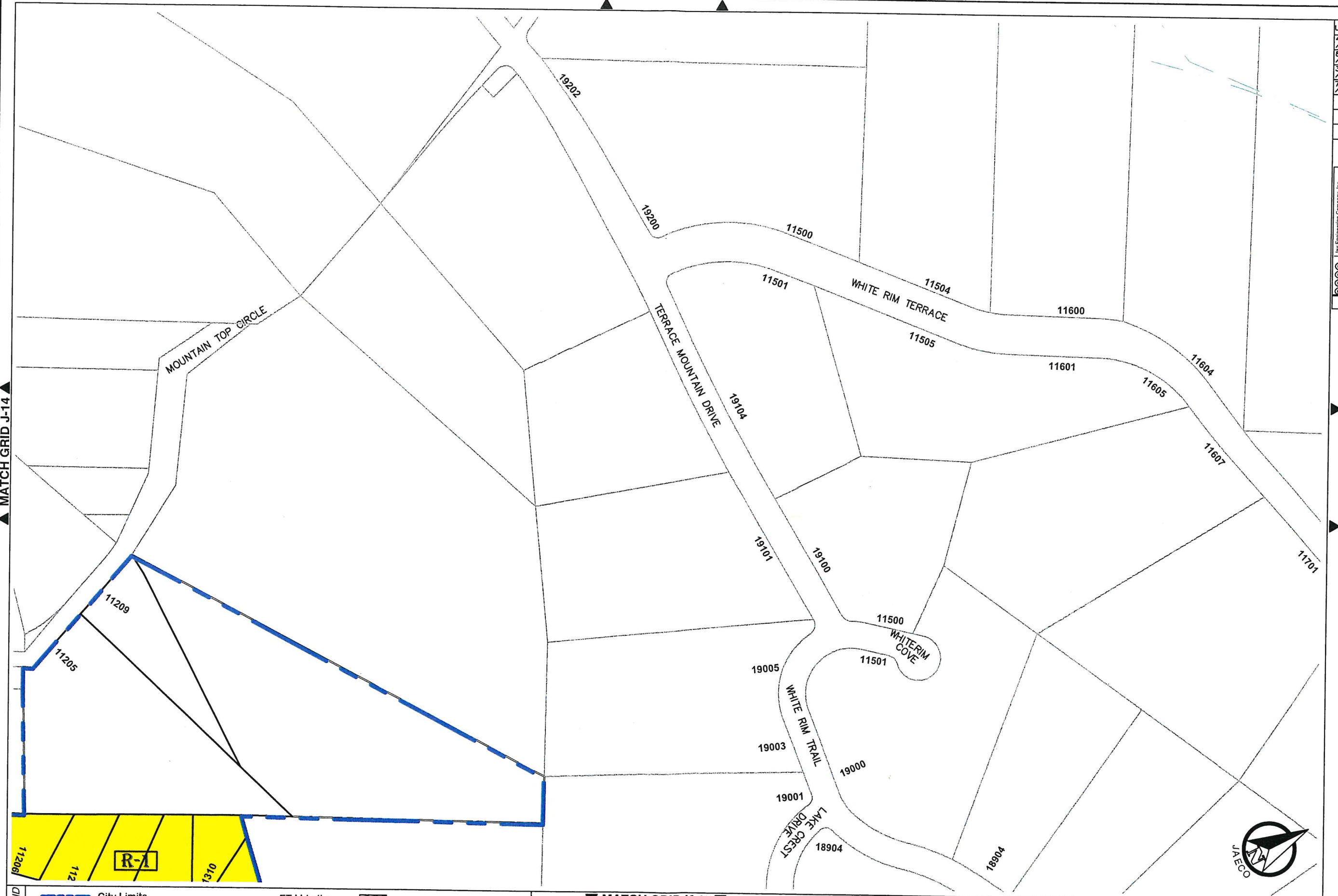
ETJ Limits

City Limits
 Flood Plain

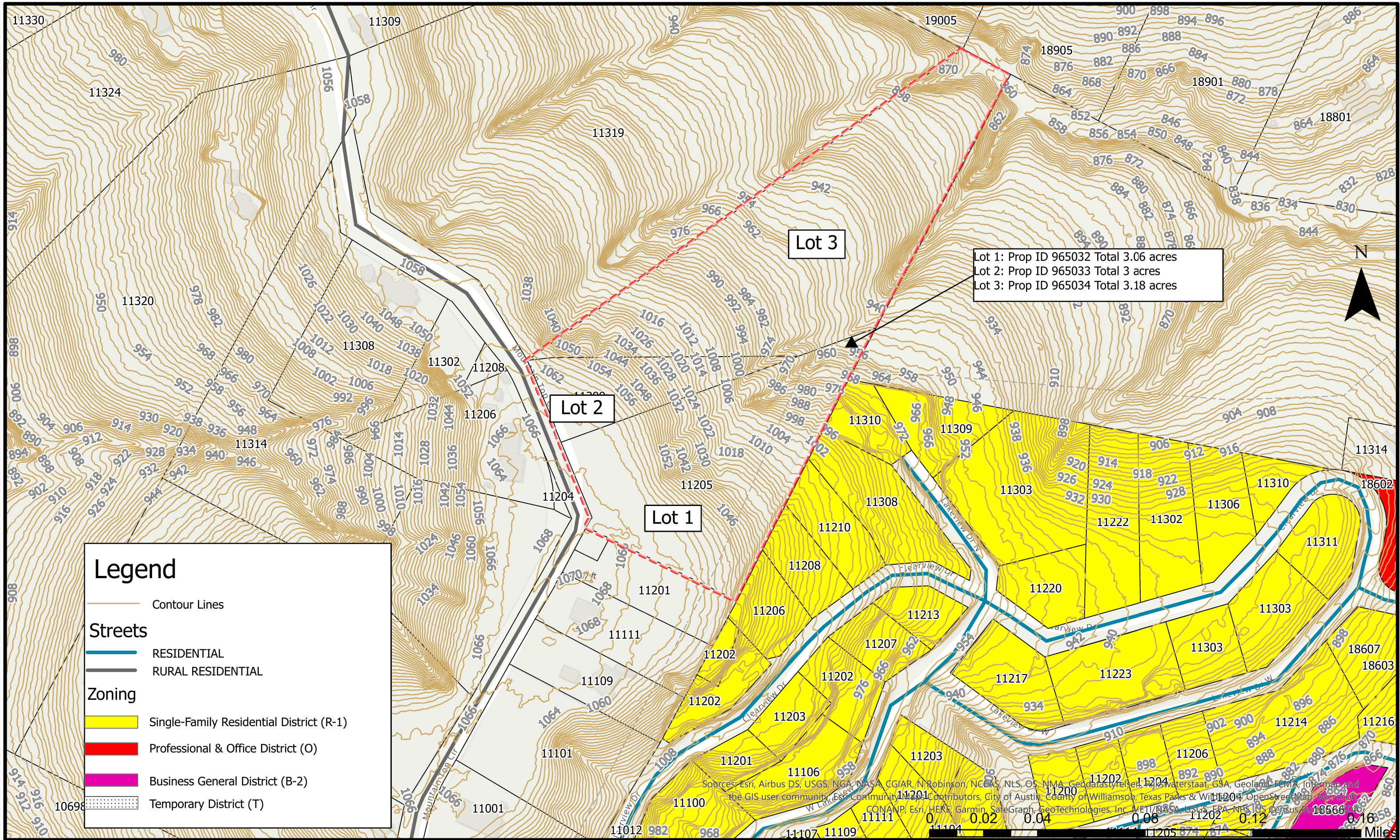
LEGEND



▲ MATCH GRID J-14 ▲



Lots 1/2/3 Juniper Hill Subd. (Zoned T)



COMPREHENSIVE PLAN – FREQUENTLY ASKED QUESTIONS

1. What is a land use master plan?

- It is a land use and infrastructure plan that sets forth local goals, objectives and policies for community growth and/or redevelopment over the next 20- 30 years. It contains a “future land use map,” which is often mistaken for zoning, which it is not.

2. Who was involved in creating Jonestown’s plan?

- Many months of work and input to craft the plan were provided by Jonestown’s own citizens, in the form of survey responses, community meetings and public hearings; a special committee of citizen volunteers representing all areas of Jonestown; the city’s volunteer boards and commissions; city elected officials, and city staff.

3. Why should a master land use plan matter to me?

- The master plan helps insure that future city development, zoning, and other changes are done in accordance with the goals and intent of all those citizens involved in its creation.

4. What is a future land use map?

- It is a planning tool used to help determine what types of development should occur and where over the next 20 years.

5. What are land use categories?

- There are five general land use categories: residential, commercial, recreational, agricultural, and transport (roads). A master plan seeks to manage and optimize the city’s future land use in all of these categories.

6. What is zoning?

- Zoning is a tool that cities use to govern how real property can and cannot be used in certain geographic areas. The purpose of zoning is to promote the health, safety, and welfare of the community, and encourage the most appropriate use of the land. It can be used to protect recreational areas, enhance the beauty of a community by requiring landscaping, buffers, and parking lot improvements, and protect residential properties from commercial development.

7. Will there be zoning changes with the land use plan update?

- The Planning & Zoning Commission will be working on updating the city’s zoning map in accordance with the plan update, and some zoning categories may be changed, added, or removed in the future. Any requests from individual property owners for zoning changes will be reviewed, taking into consideration the future land use map.

Economic DEVELOPMENT

Economic development for a community includes a wide scope of activities and investments. Job opportunities are an obvious example, but this list also includes availability of decent affordable housing, quality education, an attractive, safe, and clean environment (natural and manmade), a comfortable social atmosphere, recreational and entertainment options, convenient shopping, adequate health care, a competitive and fair tax structure, responsive local government, transparent government regulations, and high-quality infrastructure (water, sewer, streets, drainage, telecommunications, etc.).

1.1 Highlights

Jonestown's location as a gateway to the Hill Country and a short drive to the capital city provides many opportunities. One of the biggest attractions in the City is the Jones Brothers Park, which has boat ramps providing access to Lake Travis. As the city has experienced for better and worse in the past five years, this attraction has a significant impact on the local economy. Yet with all its natural beauty and nearby amenities, Jonestown has untapped outdoors and wildlife tourism potential.

1.2 Context: History, Location, & Community Input

Historic Development & Community Character

The City of Jonestown is located in Travis County, approximately eight miles west of Cedar Park, 20 miles northwest of Austin and 30 miles east of Marble Falls. Jonestown runs along FM 1431, the only arterial running through the city. Since the late 1930s, residents and visitors have enjoyed the natural beauty of the area. The completion of the Mansfield Dam in 1941 allowed Jonestown to grow as a lake resort community. Since then, larger homes on estate lots have been developed and the population continues to rise.



Previous Studies

Previous studies pertaining to economic development in Jonestown include:

- Jonestown Comprehensive Plan Update 2013
- City of Jonestown Action Plan 2015-2016
- City of Jonestown Transportation Capital Improvement Plan 2016 – 2021
- Texas A&M Target Cities

Jonestown and Mansfield Dam

The goals and strategies called out in these plans can be summarized as follows:

Enhance tourism	Quality of life improvements
<ul style="list-style-type: none"> • Wildlife tourism • Diversify recreational activities to avoid the economic impact of another severe drought • Create safe and pleasant pedestrian crossings across FM 1431 • Enhance Veterans Park to attract more visitors • Create more outdoor dining restaurants/cafes and food trucks • Add more music/art venues 	<ul style="list-style-type: none"> • Add street trees and native landscaping • Public art • Activities at the Jones Brothers Park such as a landscaped walking trail • Review and update Sign Ordinance • Become the "The Entertainment Capital of the North Shore"
Enhance revenue	Infrastructure
<ul style="list-style-type: none"> • Occupancy taxes for rentals • Retail space in central location • Attract businesses • Create a non-profit Economic Development Foundation 	<ul style="list-style-type: none"> • Improve pedestrian safety and access by building sidewalks, bulbouts, medians, a traffic light and a possible tunnel connection • Develop a centralized wastewater system • Improve drainage

Community Input

A detailed discussion of community input during the planning process is located in Chapter 1: Executive Summary of the Land Use Plan. The particular concerns expressed by residents that relate to economic development and guide the discussion below are:

Achieve/Preserve	Avoid/Eliminate
<ul style="list-style-type: none"> ■ More restaurants ■ Enhance downtown appearance and accessibility (sidewalks, landscaping) 	<ul style="list-style-type: none"> ■ Over-development and loss of scenic views ■ Billboards

1.3 Condition & Forecast

The following data includes both local and regional economic information because Jonestown's local workforce and economy are closely connected to the larger region. Some data is not available at the local level and in those cases Travis County is used for comparison.

1.3.1 Largest Industries in Jonestown & Travis County

Tables 1A and 1B and **Charts 1A-1C** list establishment, taxable sales, and employment data. The tables show that:

- The largest number of establishments in Jonestown is in retail trade, followed by accommodations and food services and agriculture operations. For a more detailed breakdown of industries in Jonestown, see **Appendix 1A.1**.

Table 1A: Jonestown and Travis County Establishments

Industry	# Establishments City	# Establishments County	City as % of County
Agriculture Operations	29	983	2%
Mining	1	72	1%
Construction	8	2381	0%
Manufacturing	4	2451	0%
Wholesale Trade	6	2010	0%
Retail Trade	68	10560	1%
Transportation	1	290	0%
Information	2	1271	0%
Finance and Insurance	1	361	0%
Real Estate and Rental and Leasing	4	913	0%
Professional, Scientific, and Technical Services	13	4252	0%
Management of Companies and Enterprises	1	48	2%
Administrative and Support and Waste Management and Remediation Services	4	2195	0%
Educational Services	2	476	0%
Health Care and Social Assistance	1	457	0%

Arts, Entertainment, and Recreation	8	1463	1%
Accommodation and Food Services	21	4990	0%
Other Services (except Public Administration)	17	2878	1%
TOTAL	183	38051	0%

Source: Texas State Comptroller (open records request October 2016). Note: Comptroller does not collect information for establishments not subject to sales taxes; therefore, some financial institutions, franchise establishments, and similar organizations are not included; Comptroller also undercounts agriculture operations, so those are sourced from the most recent USDA data (<http://quickstats.nass.usda.gov>)

- According to the Texas Workforce Commission, wages in Travis County in 2016 are highest in the Mining, Quarrying, Oil & Gas Extraction, Manufacturing, Professional and technical services, and information industries.

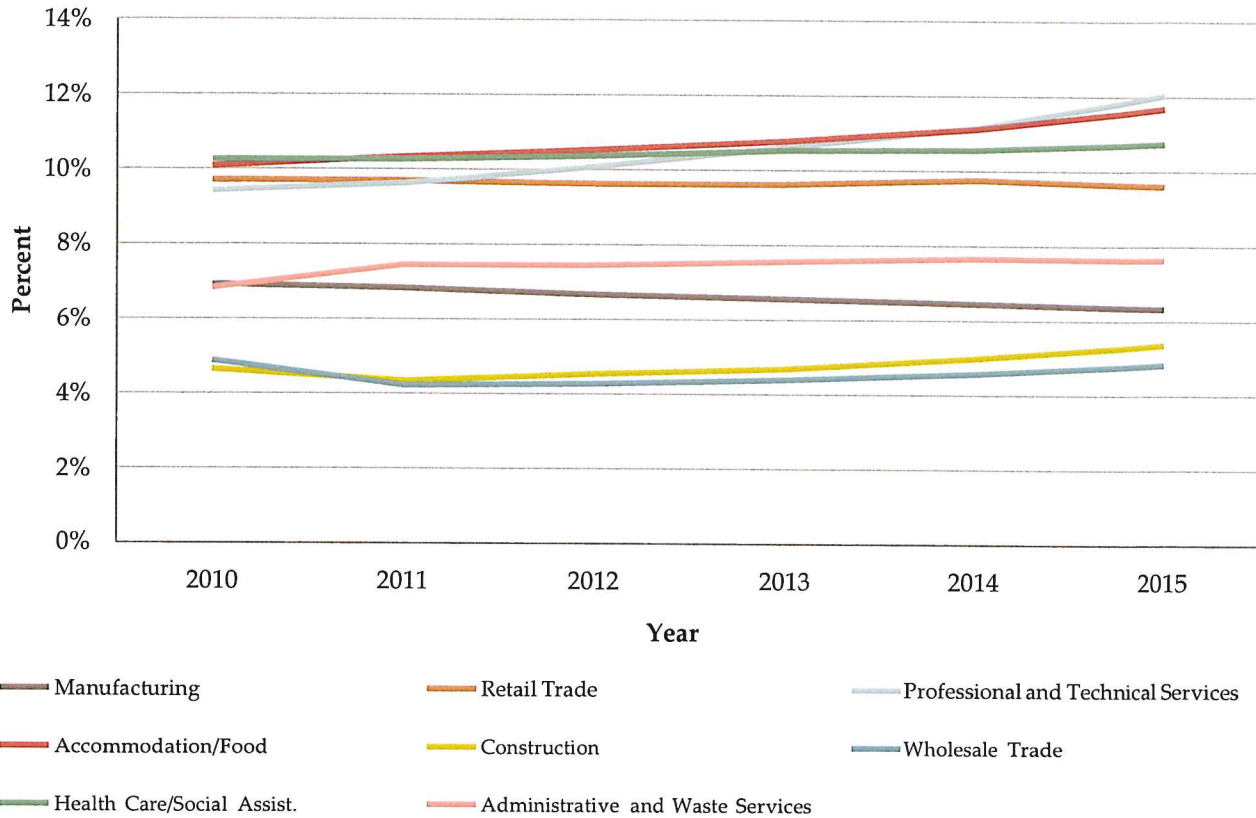
Table 1B: Highest Weekly Wages by Industry, Travis County

Industry	Average Weekly Wage
Mining, Quarrying, and Oil & Gas Extraction	\$3,076
Manufacturing	\$1,793
Professional and technical services	\$1,744
Information	\$1,675

Source: Texas Workforce Commission, Tracer quarterly employment and wages 2016 2nd Qtr

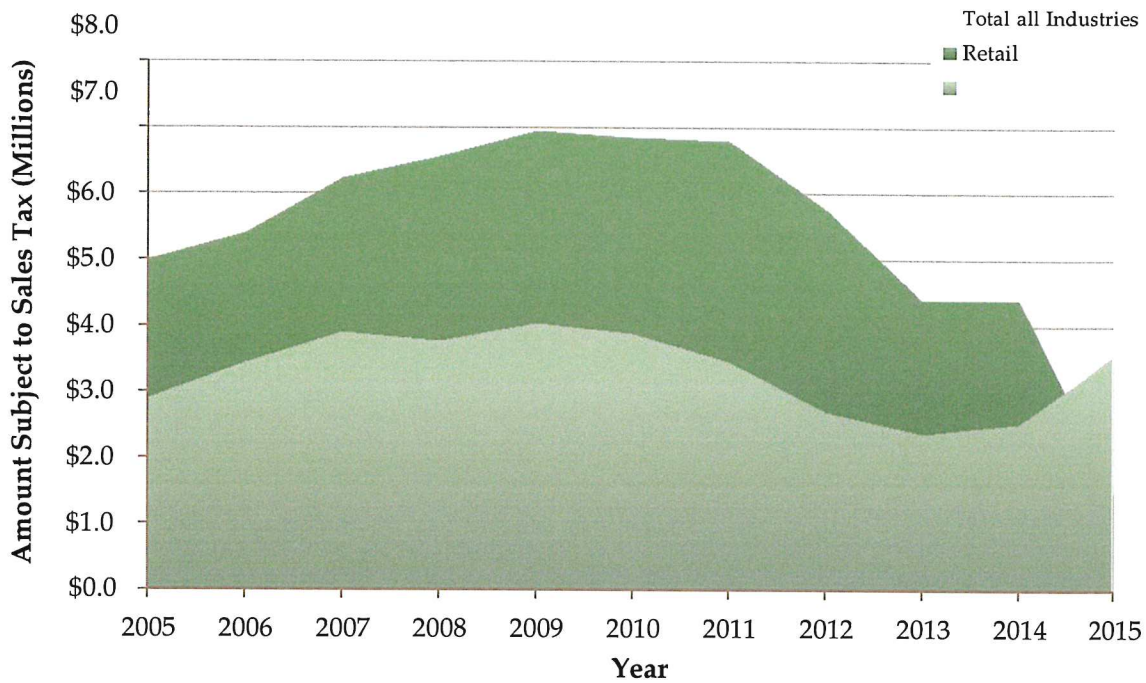
- In 2016 and 2015, the top five industries in Travis County in terms of percent of total employment were Professional and Technical Services, Accommodation/Food, Health Care/Social Assistance, Retail Trade, and Administrative and Waste Services. Data for the full year of 2016 is not available, therefore **Chart 1A** depicts data as recent as 2015.

Chart 1A: Percent of Employees by Industry (Travis Co, 2010 – 2015)



- Taxable sales in Jonestown have risen slightly since 2013. The impact of the drought is evident in **Chart 1B** with negative gross sales changes between 2011 and 2013. The Comptroller's Office does not report sales tax revenue for industries with three or fewer establishments, so complete information for sales tax revenue by industry in Jonestown is undisclosed.

Chart 1B: Taxable Sales, Jonestown, 2005-2015



Source: Texas Comptroller Quarterly Sales Tax Historical Data.

- Agriculture: The Comptroller's Office does not report any sales for agricultural establishments within the City of Jonestown. However, the USDA's Census of Agriculture data shows that Jonestown's zip code has 29 farms, all of which produce less than \$50K annually. Travis County's agricultural crops include hay, sorghum and corn. The county also consists of several cattle farms.

Table 1C: Farm Production in Travis County

Location		Value of all agricultural products sold			
Zip Code	Place Name	Total farms	Less than \$50,000 (farms)	\$50,000 to \$249,999 (farms)	\$250,000 or more (farms)
78645	Jonestown	29	29	0	0
78653	Manor	275	258	14	3
78738	Bee Cave	68	67	1	0
78641	Volente	210	207	2	1
78653	Webberville	275	258	14	3
Total		857	819	31	7

Source: USDA – National Agricultural Statistics Service; 2007 Census of Agriculture, Zip Code Tabulations of Selected Items; http://151.121.3.33:8080/Census/Pull_Data_ZipCodes. Accessed January 13, 2017

1.3.2 Characteristics of Jonestown & Travis County Workers

Types of Workers

Most residents of Jonestown are employed in the professional/scientific/management/administrative services, educational services/health care/social assistance, or retail trade industries. Table 1D shows the types of industries in which Jonestown residents are employed. They may not necessarily be employed in Jonestown.

Table 1D: Jonestown Residents who work by industry

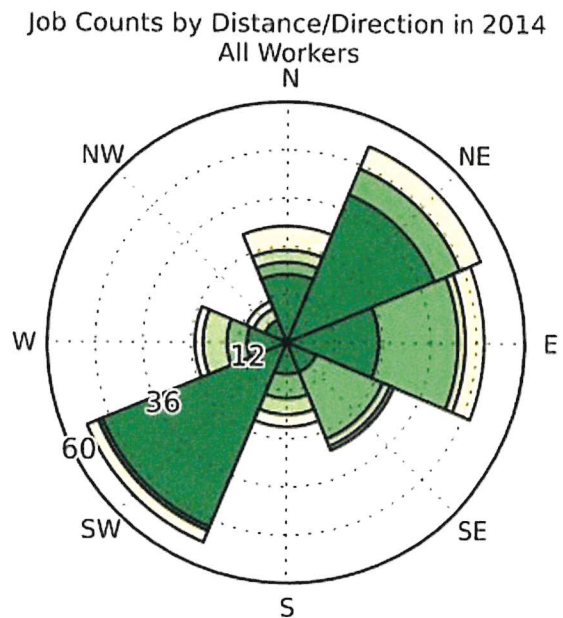
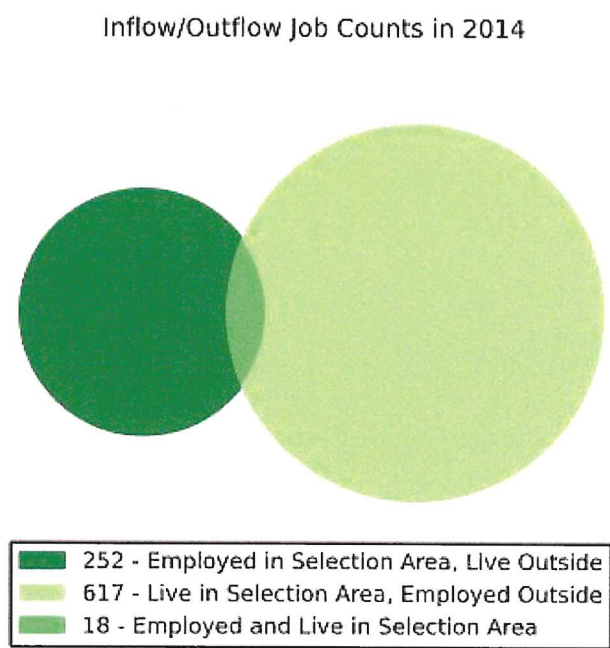
INDUSTRY	Estimate	Margin of Error	Percent
Civilian employed population 16 years and over	985	+/-187	(100%)
Agriculture, forestry, fishing and hunting, and mining	9	+/-10	0.90%
Construction	82	+/-40	8.30%
Manufacturing	97	+/-45	9.80%
Wholesale trade	54	+/-42	5.50%
Retail trade	129	+/-60	13.10%
Transportation and warehousing, and utilities	15	+/-17	1.50%
Information	19	+/-14	1.90%
Finance and insurance, and real estate and rental and leasing	75	+/-39	7.60%
Professional, scientific, and management, and administrative	205	+/-58	20.80%
Educational services, and health care and social assistance	149	+/-58	15.10%
Arts, entertainment, and recreation, and accommodation	39	+/-25	4.00%
Other services, except public administration	55	+/-33	5.60%
Public administration	57	+/-51	5.80%

Source: US Census, 2011-2015 American Community Survey, 5-Year Estimates, DP03: Selected Economic Characteristics for Manor. Note: Margins of error are large, data cited for trends only.

Location of Work

A large majority (97%) of Jonestown workers travel outside of the city for employment, while a large majority of those employed within Jonestown (93%) live outside of the city. Less than 7% of those who work in Jonestown also live in Jonestown. Of those traveling from Jonestown to work, about 10% are traveling greater than 50 miles, with many heading east, towards Cedar Park and Austin, and southwest, towards Lago Vista. Approximately 60% of Jonestown workers are traveling less than 10 miles for work.

Figure 1A: Inflow/Outflow Job Counts



	Distance		
Inflow/Outflow Job Counts	%	(#)	
Employed in the Selection Area	100%	(270)	
Employed in the Selection Area but living outside	93%	(252)	
Living in the Selection Area but employed outside	97%	(617)	

	Distance		
Distance (Miles)	%	(#)	
Less than 10	60%	(162)	
10 to 24	22%	(59)	
25 to 50	8%	(21)	
Greater than 50	10%	(28)	
Total Jobs	100%	(2,057)	

Source: OnTheMap

Residents of Jonestown find work throughout the region. Some of the cities they are most likely to travel to for work are Round Rock, Austin, Cedar Park and Leander. Residents of other cities working in Jonestown also come from throughout the region including from Lago Vista and Austin.

Figure 1B: Location of Jonestown Residents Employment Residence

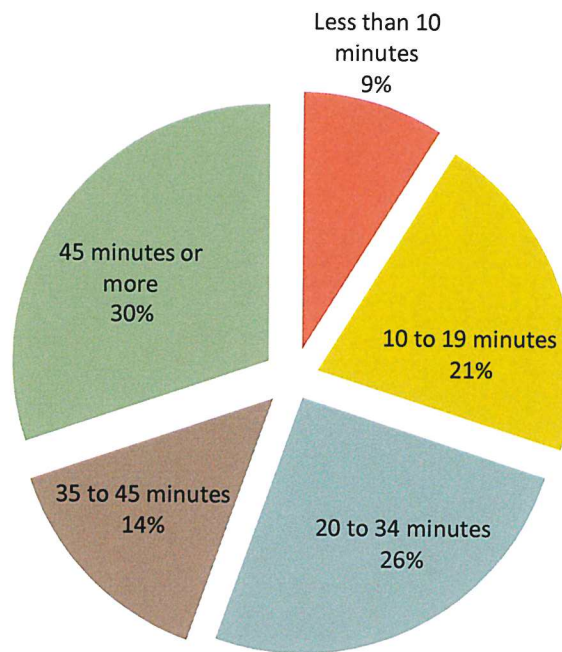
Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - Primary Jobs 2014		
	Count	Share
<u>All Places (Cities, CDPs, etc.)</u>	635	100.0%
<input type="checkbox"/> <u>Austin city, TX</u>	309	48.7%
<input type="checkbox"/> <u>Round Rock city, TX</u>	48	7.6%
<input type="checkbox"/> <u>Leander city, TX</u>	45	7.1%
<input type="checkbox"/> <u>Cedar Park city, TX</u>	44	6.9%
<input type="checkbox"/> <u>Lago Vista city, TX</u>	31	4.9%
<input type="checkbox"/> <u>Jonestown city, TX</u>	18	2.8%
<input type="checkbox"/> <u>Georgetown city, TX</u>	12	1.9%
<input type="checkbox"/> <u>Point Venture village, TX</u>	10	1.6%
<input type="checkbox"/> <u>San Marcos city, TX</u>	7	1.1%
<input type="checkbox"/> <u>Pflugerville city, TX</u>	6	0.9%
All Other Locations	105	16.5%

Figure 1C: Location of Jonestown Employees

Jobs Counts by Places (Cities, CDPs, etc.) Where Workers Live - Primary Jobs 2014		
	Count	Share
<u>All Places (Cities, CDPs, etc.)</u>	270	100.0%
<input type="checkbox"/> <u>Lago Vista city, TX</u>	32	11.9%
<input type="checkbox"/> <u>Austin city, TX</u>	31	11.5%
<input type="checkbox"/> <u>Cedar Park city, TX</u>	18	6.7%
<input type="checkbox"/> <u>Jonestown city, TX</u>	18	6.7%
<input type="checkbox"/> <u>Leander city, TX</u>	18	6.7%
<input type="checkbox"/> <u>Round Rock city, TX</u>	12	4.4%
<input type="checkbox"/> <u>Point Venture village, TX</u>	9	3.3%
<input type="checkbox"/> <u>Georgetown city, TX</u>	4	1.5%
<input type="checkbox"/> <u>Granite Shoals city, TX</u>	3	1.1%
<input type="checkbox"/> <u>Hutto city, TX</u>	3	1.1%
All Other Locations	122	45.2%

Most residents appear to commute outside of Jonestown for work. According to 2011-2015 ACS Census estimates, 70% of working residents commute 20 minutes or more and 44% commute 35 minutes or more.

Chart 1C: Travel Time to Work, Jonestown residents



Source: 2011-2015 American Community Survey, B08303: Travel Time to Work

Skills

According to the US Census, 2011-2015 ACS data, approximately 15% of adults in Jonestown work in professions that require high school completion, while 85% work in professions that typically require a bachelor's degree or higher. Occupations with high educational entry barriers usually require at least a college degree, while those with moderate educational barriers generally require a high school diploma, an associate degree from a two-year/technical college, or specialized coursework/certification. Occupations with low educational barriers do not require completion of high school. A higher percentage of workers in Jonestown hold positions that require college degrees than in the county. Both Jonestown and Travis County have higher percentages of skilled workers compared to the state level. Detailed occupation by education tables is located in **Appendix 1B**.

Table 1E: Workforce Education

	Jonestown	% of City	Travis County	% of County	Texas	% of State
High Education	493	50%	276,935	46%	4,246,418	37%
Moderate Education	348	35%	191,030	32%	3,902,965	34%
Moderate-Low Education	54	5%	48,124	8%	1,331,539	12%
Low Education	90	9%	83,508	14%	1,935,503	17%
Total	985	100%	599,597	100%	11,416,425	100%

**Note: More detailed Occupation by Education and Occupation by Education and Gender tables are located in Appendix 5B: Occupation by Education Tables*
Source: Summarized from 2011-2015 American Community Survey, Table C24010, Margins of error are large, data cited for trends only.

Wages and Unemployment

Overall, Travis County and the Capital Area Workforce Development Area employee wages are higher than the State. The top three industry sectors employing residents of Travis County are Professional, Scientific, and Management; Accommodation and Food Services; and Health Care and Social Assistance. The three industry sectors with the highest wages, respectively, are Mining, Quarrying, and Oil and Gas Extraction; Manufacturing; and, Professional and Technical Services. Travis County and the WDA area had higher employment rates than the State in 2014 and 2015.

Table 1F: Wages (2nd Quarter 2016)

	Travis County	Capital Area WDA	Texas
Average Weekly Wage (all industries)	\$1,129	\$1,129	\$1,010

Source: Texas Workforce Commission, Tracer quarterly employment and wages

Table 1G: Unemployment in Travis County

Year	Area	Labor Force	Employment	Unemployment	Unemployment Rate
2014	State	13,022,851	12,358,703	664,148	5.1%
2014	WDA	644,341	618,059	26,282	4.1%
2014	Travis	644,341	618,059	26,282	4.1%
2015	State	13,078,304	12,494,350	583,954	4.5%
2015	WDA	658,215	636,685	21,530	3.3%
2015	Travis	658,215	636,685	21,530	3.3%

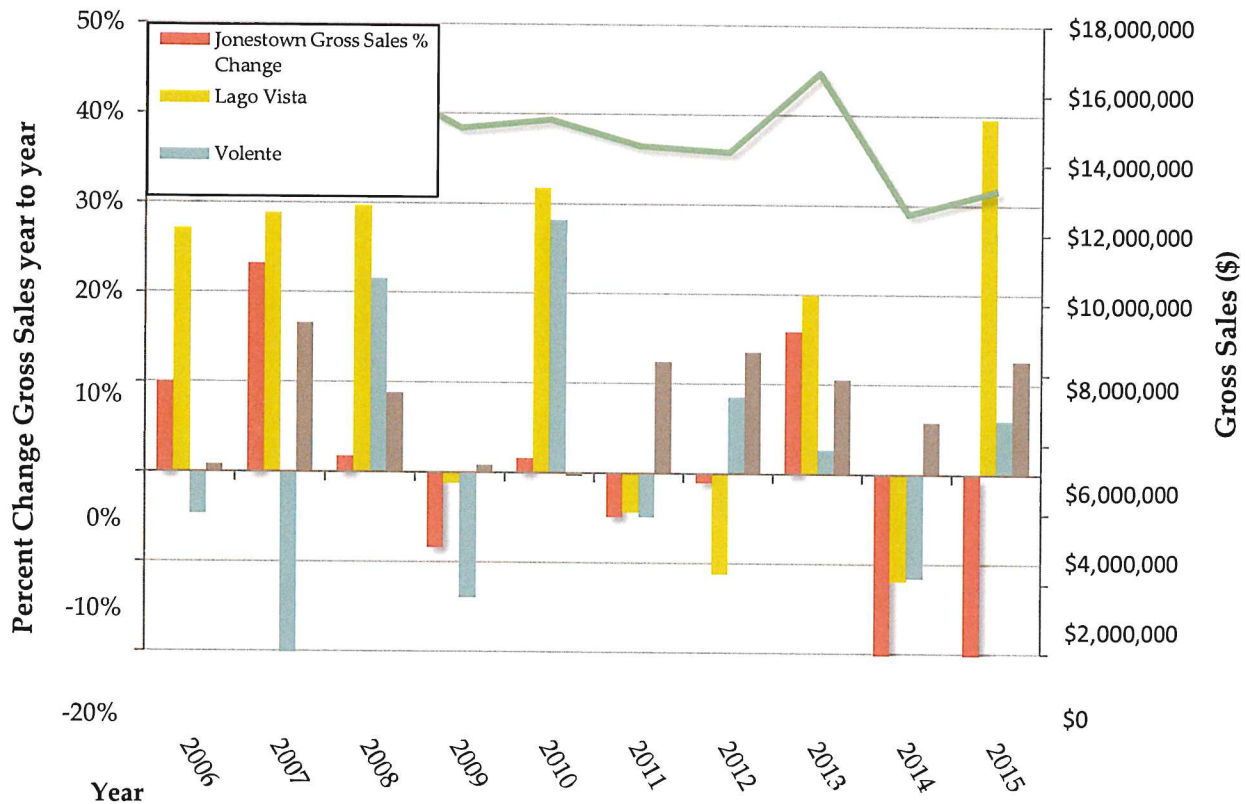
Source: Texas Workforce Commission, Civil Labor Force Employment (LAUS)

1.3.3 Regional Competitiveness

Sales Growth

Gross sales in Jonestown have increased and decreased periodically since 2005. Nearby cities, including Lago Vista, Volente and Lakeway have experienced similarly turbulent gross sales in that time.

Chart 1D: Gross Sales Annual Growth, Jonestown, 2005-2015²⁴



Specialization

As compared to the State and the U.S., Travis County appears to have specializations in Accommodation and Food Services, Information, Real Estate and Rental and Leasing, Administrative and Waste Services, and Professional and Technical Services.

Location quotients (LQ)²⁵ are used to detect the presence of an industry cluster. The calculation determines whether the local economy has a greater share of each industry than expected when compared to a reference economy. The Bureau of Labor Statistics determines share based on employment by industry. When an industry's LQ is less than 1.0, businesses/residents have a lesser share of employment than the comparison area. When the LQ is greater than 1.0, businesses/residents have a greater share of employment in that industry than the comparison area. The direction of change in an

²⁴ Quarterly Sales Tax, Texas State Comptroller; <https://ourcpa.cpa.state.tx.us/allocation/HistSales.jsp>

²⁵ The LQ is calculated by dividing the percentage of employees in an industry in the County by the percentage of employees in that industry in the larger regions. Data for small cities is not available for direct comparison.

Industry's LQ over time indicates whether that industry is growing in that location or declining. LQs greater than 1.0 are highlighted in **Table 1H**.

Table 1H: Industry Concentration²⁶

	2005		2011		2015	
Travis County Employment Compared to:						
	TX	U.S.	TX	U.S.	TX	U.S.
Agriculture, forestry, fishing and hunting	0.06	0.05	0.08	0.05	0.12	0.07
Mining, quarrying, oil and gas extraction	0.16	0.66	0.12	0.50	0.15	0.63
Utilities	0.35	0.41	0.34	0.38	0.27	0.28
Construction	0.87	0.95	0.81	1.05	0.87	1.11
Manufacturing	0.96	0.85	0.86	0.77	0.80	0.69
Wholesale trade	0.99	1.14	0.87	1.01	0.90	1.10
Retail trade	0.84	0.86	0.88	0.87	0.82	0.82
Professional and technical services	1.61	1.57	1.73	1.66	1.88	1.86
Management of companies and enterprises	1.41	0.60	0.83	0.45	0.72	0.46
Administrative and waste services	1.23	1.29	1.17	1.28	1.10	1.16
Educational services	1.15	0.71	1.32	0.83	1.27	0.85
Healthcare and social assistance	0.87	0.83	0.89	0.82	0.87	0.78
Transportation and warehousing	0.47	0.54	0.43	0.49	0.40	0.45
Information	1.69	1.72	1.78	1.63	2.05	1.80
Finance and insurance	0.99	1.00	1.02	1.05	1.02	1.08
Real estate and rental and leasing	1.08	1.24	1.23	1.40	1.19	1.37
Arts, entertainment, and recreation	1.29	0.97	1.32	0.94	1.32	0.95

²⁶ Bureau of Labor Statistics Location Quotient Calculator (http://data.bls.gov/location_quotient)

Accommodation and food services	1.10	1.14	1.17	1.20	1.17	1.20
Other services, except public administration	1.27	1.13	1.31	1.12	1.35	1.21

ND (Not Disclosable): From BLS "BLS suppresses data in QCEW records in order to protect confidential information about employers in the industry of that record, or, in some other industries or areas." (<http://data.bls.gov>)

NC (Not Calculable: From BLS, "the data does not exist or it is zero" (<http://data.bls.gov>)

Cost Factors

The following table lists basic costs that most companies consider when choosing where to open a facility. Companies will view each cost differently depending on their specific needs. Many of the costs listed below for Travis County represent the City of Austin.

Table 1I: Comparative Cost Factors

Factor	Jonestown	Rating for a Business	Travis County	Texas
Wage Levels	\$1,129	Similar	\$1,129	\$1,010
Electricity Costs	\$0.028/kWh	Asset	\$0.078/kWh	\$0.11/kWh
Fuel Costs	\$2.15	Liability	2.09*	\$1.93
Water Rate (Commercial, \$/50,000 gallons)	\$338.26†	Similar	\$378.50*	264.27**
Sewer Rate (Commercial, \$/50,000 gallons)	-	Liability	\$451.30*	\$119.78**
Garbage Rate	\$18.80	Asset	\$42.85*	Varies
Building Costs***	\$144,993	Similar	\$154,924*	\$150,951
Land costs (median price per acre)****		Similar	\$3,383	\$2,295
Local Property Taxes (2015)*****	0.57%	Liability	0.35%	0.20 - 0.85%
Financing Costs*****	6.33	Similar	6.33	5.56

Sources include Texas Workforce Commission; RSMeans 2013 Building Construction Cost Data; U.S. Bureau of the Census, Construction Reports, Series C-25, New One Family Homes Sold and For Sale; Texas Municipal League annual water and wastewater surveys; Texas Comptroller's Office; Real Estate Center at Texas A&M University; Uniform Performance Reports, Federal Financial Institutions Examinations Council (FFIEC)

† Water rate for 1" meter

*City of Austin rate

**Average for Texas cities under 2,000 population (from Texas Municipal League survey)

*** Derived from national price per square foot data from RSMeans cost plus air conditioning cost multiplied by the location factor. Priced based on a 2,000 sf home. County and City price use Texarkana location factor. Texas price is average of Texas cities listed.

**** 2015 Texas rural land prices for the Austin-Waco-Hill Country Texas Region from the Real Estate Center at Texas A&M University.

***** From www.window.state.tx.us. County rate is average of cities' in county. State rates are range for 15 largest cities.

*****Percentages are not interest rates charged; they are the amount of profit banks report on loans as an indicator of interest rate charges.

Operating Factors

The following table lists data that can impact the ability of businesses to operate. The "Rating" column indicates Jonestown's relative advantage/disadvantage under each factor. The comparison costs and operating conditions are evidence of a growing city, including a high productivity percentage but less existing facilities, comparatively.

Table 1J: Local Operating Condition Factors

Factor	Jonestown	Rating for a Business	Travis County	Texas
Workforce				
Unskilled Labor[1]	15%	Asset	22%	29%
Skilled Labor [2]	85%	Asset	78%	71%
Productivity (avg annual sales growth 2005-2015)[3]	-1%	Liability	6%	5%
HS Graduation rate[4]	95%	Asset	89%	81%
Unionization[5]	3%	Similar	3%	5%
Transportation				
Motor carrier operators[6]	3	Asset	> 300	Variable

Rail/Freight service (closest shipping yard)	San Antonio	Similar	San Antonio	Variable
Air service	ABIA	Liability	ABIA	D/FW Int'l Airport

Existing Facilities

Site Availability	Challenging topography	Liability	Good availability	Variable
Medical Services[7]	Cedar Park	Liability	Multiple	75% of counties have at least 1 hospital
School District per pupil expenditure[8]	n/a	Liability	\$6,757-\$8,659	\$11,567
Post-HS Education	n/a	Liability	Multiple	Variable

Natural Resources

	Hill Country, National Wildlife Preserve	Asset	Multiple	Variable
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Non-Competitive Factors

Electric Power	Readily Available	Similar	Readily Available	Readily Available
Water/Sewer Capacity	Centralized water	Liability	Readily Available	Variable
Gas availability	Readily Available	Similar	Readily Available	Readily Available

[1] From (most recent) American Community Survey, Table C24010. Includes food prep, maintenance, and similar occupations.

[2] From (most recent) American Community Survey, Table C24010. Includes professional occupations.

[3] Gross sales; www.texasahead.org

[4] From (most recent) TEA report:

<http://www.tea.state.tx.us/>

[5] From www.bls.gov and (most recent) American Community Survey, Table C24030

[6] See www.txdmv.gov/motor_carrier/records_tracking.htm

[7] Texas Department of State Health Services, Utilization Data for Texas Acute Care Hospitals by County, (most recent)

[8] <https://mycpa.cpa.state.tx.us/fast/rpttool/disclaimer.do>

1.4 Key Economic Development Strategies

Based on the community input and local economic development data described above, the City of Jonestown and its residents should focus on the following key issues related to economic development. Local and regional resources that provide economic development support services related to the recommendations in this section can be found in **Appendix1D**.

1.4.1 Continue to Support the Hill Country and Wildlife Tourism

One of the main reasons people live in and visit Jonestown is the beautiful landscape and access to nature. City officials involved in economic development can do at least three things to market themselves to prospective businesses and tourists. These include: (1) develop a clear "brand"; (2) participate in regional economic development and tourism initiatives to ensure Jonestown continues to be in future plans and is aware of programs and financing opportunities related to economic development, and (3) focus on business growth and recruitment using an Economic Development Corporation and related website to provide information for prospective visitors and investors.

Build a "brand"

To increase awareness, strengthen the City's identity as a Hill Country destination. One of the most basic marketing tools a town has at its disposal is its identity or "brand." Once clearly defined, a city's strongest identifying characteristics can become the centerpiece of an economic development plan, be used to attract businesses and residents, and build community pride. Keys for the City of Jonestown can be the native landscape and natural beauty, along with an emphasis on dark skies, as an experience that strongly contrasts with neighboring communities that have a substantial urban feel.

Two opportunities to emphasize the City's brand are scenic overlooks and city parks.

A city's brand can take the form of a logo or a motto and can be used to define and sell the city and its activities to potential investors/residents as well as to build city pride. In addition to the nautical, lake-side Hill Country theme to the City seal and the slogan of "Gateway to the Hill Country," the city's use of limestone as gateway signage emanates Hill Country.

Figure 1D: Limestone and Hill Country Aesthetic



Jonestown's logo and/or slogan should appear on an updated website, on signs, at annual events, in partner organizations' materials when demonstrating city support, and in marketing materials. City events can also be tweaked to support the image the city wants to project; for extreme examples, think of Christmas Town USA (www.mcadenville-christmastown.com) and the Bavarian Village of Leavenworth, WA (www.leavenworth.org). Jonestown could take a literal approach to strengthening their brand by decorating the downtown commercial area with twinkling lights along store fronts. Also, city ordinances can be used to support the city's marketing/branding goals.

Kansas Sampler Foundation (<http://kansassampler.org/rce/>), a rural community development organization in Kansas, Center for Rural Affairs (<http://www.cfra.org>), and rural economic development specialist Jack Shultz's *Boomtown USA: The 7 ½ Keys to Big Success in Small Towns* book, provide strategies for building and strengthening a city's brand.

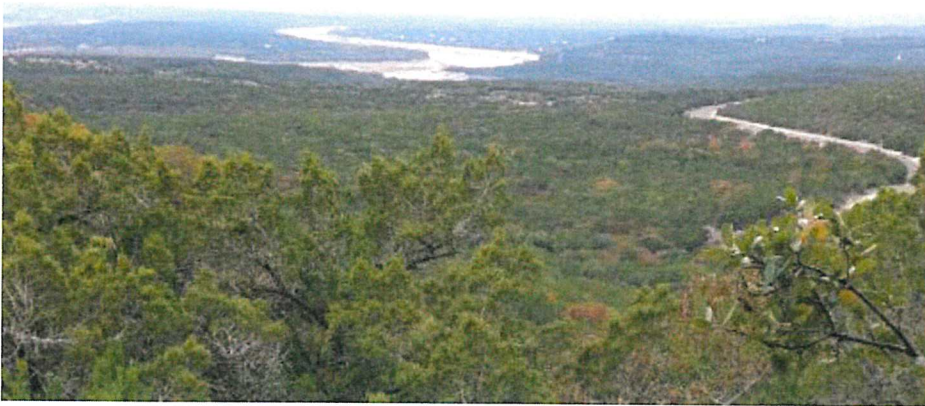


Figure 1E: A nationally-recognized neighbor: Balcones Canyonlands National Wildlife Refuge. Photo Source: US Fish and Wildlife Service



Figure 1F: The rare and endangered Golden-cheeked Warbler nests near Jonestown. Photo Source: All About Birds



Figure 1G: Jones Brothers Park on Lake Travis Photo Source: Texas Hill Country



Figure 1H: Canyonlands Trail

Tree-covered hills and lake access through the Jones Brothers Park help to define the city's identity. Preserving and enhancing these natural amenities are invaluable for the future of Jonestown. As the city slogan goes, Jonestown is truly the Gateway to the Hill Country.

Create scenic overlooks

Scenic overlooks are a great way for visitors and passersby to pause and enjoy beautiful views. They provide a small respite and could also add to the Hill Country experience of visiting Jonestown. The design of all signs should be coordinated, including the size, color palette and wording. If space permits, install educational signs about the natural scenery or history of the area.



Scenic overlooks should be marked with clear signs and provide space for one or more vehicles to pull over. On windy, high speed roads like FM 1431, scenic overlooks can offer a safe space for visitors to enjoy the scenery.

Photo source:

<http://people.southwestern.edu/~bednarb/snapshotsemiotics/deconstructing.htm>



Scenic pull-off spots allow visitors to enjoy beautiful vistas and they provide an opportunity for educational signage about the natural fauna, flora or history of the area.

Photo source: 417 Magazine October 2016 issue

Enhance activities at city parks

Jonestown's parks are a hidden treasure, as depicted in the Parks Master Plan created in 2015. Jones Brothers Park is the most well-developed park, having the great asset of public boat ramps providing access to Lake Travis, and a large open area for recreational activities. Of the 13 public boat ramps in Travis County, Jones Brothers Park's ramps are the only ones maintained by a city. Compared to the two nearest boat ramps – at Arkansas Bend and the Bob Wentz at Windy Point ramp – the Jones Brothers Park's ramps are unique because of the other park amenities and nearby restaurants and services.

As the city experienced with the 2011 drought, heavy reliance on boat ramp usage and fees can be harmful for the local economy. The city should diversify activities at Jones Brothers Park to ensure a more sustainable recreation area and to enhance activities for a wide variety of park users.

1.4.2 Increase Regional Presence and Collaboration

Jonestown's proximity to the Balcones Canyonlands National Wildlife Refuge offers potential to serve as a destination for wildlife enthusiasts. Many events occur at the refuge and there are several organizations with which the city should maintain communication. Understanding the needs and desires of both the wildlife refuge visitors and the involved organizations can help Jonestown identify potential partnerships and economic development opportunities.

Balcones Canyonlands-related organizations include:

- Friends of Balcones Canyonlands National Wildlife Refuge
- Travis Audubon Society
- Williamson Audubon Group
- Texas Ornithological Society
- American Birding Association
- American Birding Conservancy
- Texas Parks and Wildlife Department

A number of local, neighboring, and regional organizations focus on economic development. Building relationships with those organizations would simplify basic marketing activities such as:

- Ensuring that the City's and/or EDC's website is linked to the websites of related organizations, including the Capital Area Economic Development District;
- Participation by Jonestown officials at Capital Area Economic Development District meetings;
- Publicizing information about Jonestown tourism and events in neighboring cities on websites such as the Austin Visitor Center and website (<http://www.austintexas.org/visit/plan-your-trip/visitors-center/>),

Hill Country Alliance website (<http://www.hillcountryalliance.org/>), the Hill Country Conservancy website (<https://hillcountryconservancy.org/>) and the Balcones Canyonlands website (https://www.fws.gov/refuge/balcones_canyonlands/).

- Consider membership in the GO TEXAN Rural Community Program for increased internet marketing opportunities and other economic development resources.
- Coordination of training for “first responders,” retail employees on primary thoroughfares who provide information to visitors.

The city should focus collaborative efforts with Capital Area Economic Development District, Travis County Chamber of Commerce and the GO TEXAN Rural Community Program. Contact information for these organizations is located in **Appendix 1D**.

1.4.3 Focus on Business Growth & Recruitment

Three common business and job growth strategies form the basis of an economic development plan: existing company growth, start-up companies, and company recruitment. In general, enabling local entrepreneurship and helping existing companies expand is considered more productive for local economic development in rural America than “smokestack chasing.”²⁷ Statistically speaking, “there are literally thousands of communities involved in industry attraction, yet fewer than 200 major plant relocations occur annually.”²⁸ When compared to building a business park, creating tax incentives, and competing with other towns in marketing campaigns, it is more cost-effective for a community to foster opportunities for existing and home-grown businesses than it is for a community to devote resources to attracting new businesses. Nevertheless, many of the activities that support existing and start-up businesses will also encourage out-of-town companies to consider relocating, and there are specific actions that cities can take to lower barriers to relocation.

²⁷ Kotval, Z., J. Mullin, and K. Payne. 1996. Business Attraction and Retention: Local Economic Development Efforts. International City/County Management Association, Washington, D.C.

²⁸ Cothran, H.M. “Business Retention and Expansion (BRE) Programs: Why Existing Businesses Are Important”. (included in digital appendices, and online at <http://edis.ifas.ufl.edu/pdf/FE/FE65100.pdf>)

Develop an Infrastructure Strategy

Much conversation among city residents and leaders for some years has highlighted the need for a specific strategy for infrastructure funding – roadways, water and wastewater.

Funding for projects in small, low-income, rural cities is one of the biggest challenges city staff, residents, and volunteers face when trying to improve their communities. Not only are grants scarce and competitive, but they require time, sophistication, and patience to write and administer. Nevertheless, they are often the only resource available to reach desired goals.

The Foundation Center (<http://foundationcenter.org/>) is a good starting point for online grant searches. It is worth checking the home page of each agency for additional programs, contacting the agencies for information, and using the internet to search for additional programs. Although most grants come with specific requirements, most funding agencies are also able to offer technical assistance to help communities find the resources they need to fulfill those requirements. Funding availability and rules change frequently. After identifying desired grants or loans, it is always essential to call the organization directly to confirm details such as: deadlines, whether the proposed project will be eligible, and probability of funding (i.e. how competitive the grant is).

Because of the complexity of identifying, writing, and managing grants, community partners are often the key to successful grant programs. Those frequently include:

- Co-applicants (most typically with other counties or municipalities) where projects or services meet the needs of several jurisdictions.
- Sponsored providers of services that benefit residents, which are often provided by nonprofit organizations (VFDs, EMS, youth programs like Boys & Girls Club) or hospital districts, water (MUD/SUDIWCID), drainage, groundwater districts.
- Sources of matching funds (EDC, municipalities, local park foundation or youth sports league, Optimists, Kiwanis or Rotary).
- Sources of information or expertise (local community college or state university, local NRCS office, regionally COG, or internally from the public works director, police chief, etc).

Create a Sales Tax Economic Development Corporation

In 1987, the voters of Texas changed history by approving an amendment to the Texas Constitution that allows the government to use public money for economic development. Since then, the Texas Legislature has enacted laws enabling the Type 4A and Type 4B sales tax we know today. In both cases, the tax can only be levied after voter approval in a local election. The main differences and similarities between the two types of economic development sales taxes are:

- Type 4A proceeds primarily fund industrial and manufacturing activities; generally considered the more restrictive of the two taxes
- Type 4B proceeds may fund a broader range of projects including community development initiatives
- Both require voter approval in a local election
- Both require financial oversight by the EDC's Board of Directors and by the City Council
- Differ in oversight structure and procedures; Type 4B projects generally require more oversight
- The tax is typically around ½ cent and cannot push the local sales tax beyond 2%

The Texas Municipal League's 2015 Economic Development Handbook²⁹ discusses these taxes in more detail. The City of Jonestown should consider holding an election to create a Type 4B sales tax Economic Development Corporation in order to better enhance economic development opportunities.

²⁹ http://www.tml.org/p/EconomicDevelopmentHandbook2015_TML.pdf

Create and Maintain an Economic Development Website

The internet is typically the first resource visitors and potential residents, investors, and businesses utilize when looking for information about a city. A good website conveys not only necessary information but also the presence of city staff and residents who cooperate and are willing and able to work with prospective companies. Therefore, it is essential that cities, economic development boards, and other organizations interested in promoting a location use the internet to demonstrate everything that location has to offer.

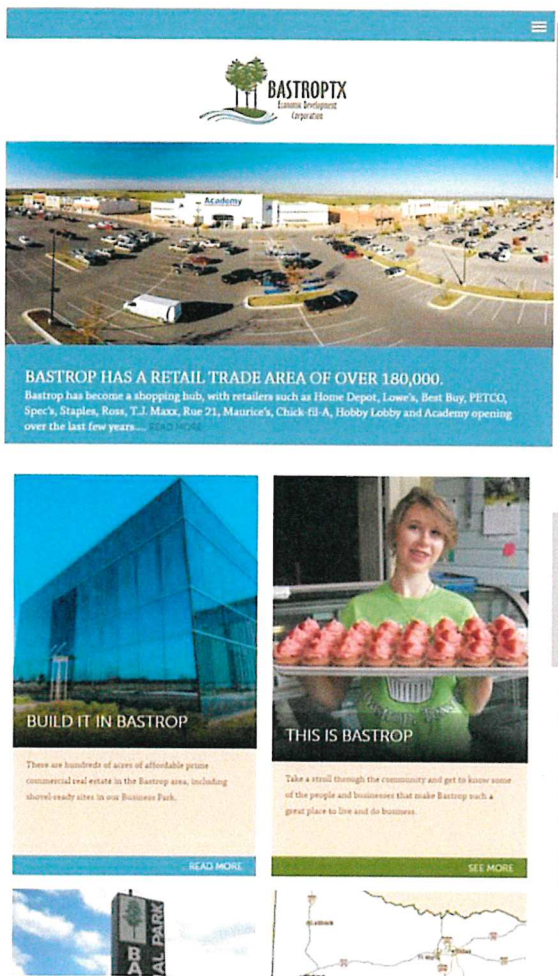
The type of information that would be helpful on an economic development website includes:

- A statement by the mayor or economic development board expressing a vision for economic development in the community
- Utility rates and local ordinances
- Real estate data: contact information for local realtors, photos and information on available commercial land and buildings
- Updated information on local events open to the public (open air markets, annual festivals, sports club activities, and school activities)
- Information on volunteer and community organizations
- Picture gallery highlighting local events and activities
- Links to related organization websites including Travis County Chamber of Commerce, Capital Area Council of Governments, and Leander ISD and Lago Vista ISD.
- Information targeted towards businesses that might consider locating or expanding to Jonestown. The Texas State Comptroller provides guidelines for a 'prospect kit'³⁰, a package of

³⁰ Prospect kit information located at <http://www.texasahead.org/lga/kit.php> and in the digital appendices to this study.

information used for communication with prospective businesses. Much of the information suggested in the prospect kit is included in this economic development study.

- Consider creating a Facebook page and/or Twitter handle



A great EDC website example:

The City of Bastrop EDC

The City of Bastrop's Economic Development Corporation provides a website that has a modern design, user-friendly and helpful. The Bastrop EDC also has a Facebook and Twitter presence that is active, providing information ranging from job openings within the city limits to local events promotions to news about the school district.

Consider redeveloping City Hall land

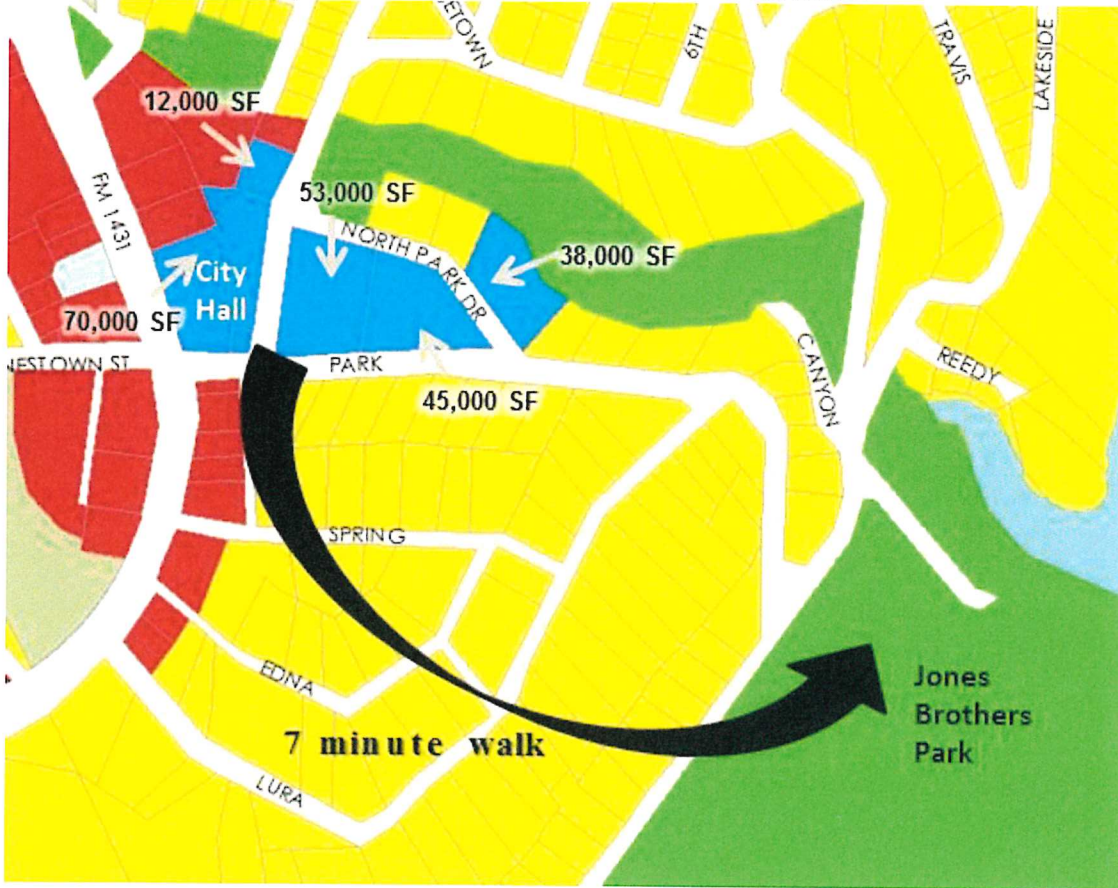
City Hall, the Jonestown Community Library and other services are located at 18649 FM 1431. This location is excellent for commercial/retail land use as it is adjacent to existing commercial/land use and 0.4 miles away from Jones Brothers Park.



18649 FM 1431, where City Hall and the Jonestown Community Library are located.

The lot on which City Hall sits encompasses approximately 67,400 square feet or 1.5 acres. The surrounding public land use includes the Jonestown Water Department, Paramedic Station, North Lake Travis Fire Rescue and the Jonestown Police Department. The combined area of these lots is 218,465 square feet, or approximately five acres.

Figure 11: Public Land Use in Central Jonestown



Considering the lack of available land for development within downtown Jonestown, redeveloping the area or relocating public offices is a good option for increasing commercial/retail development in Jonestown's town center district. Figure 5I illustrates the proximity of this land to other commercial/retail uses as well as its proximity to the Jones Brothers Park. The land areas are approximate square footages of each lot.

Existing Business Support

Retaining existing businesses is relatively straightforward, because such businesses usually have vested interests in the community. However, with other localities actively recruiting successful companies, businesses do not always have the incentive to remain in a town that does not support their interests. The city can support existing businesses by:

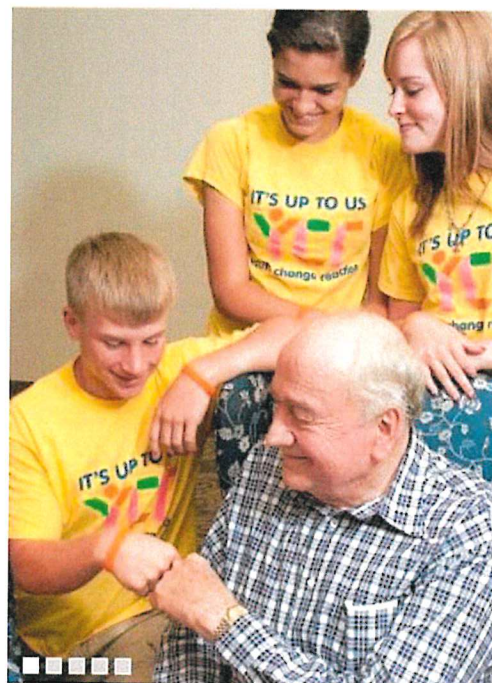
- a. Purchasing advertising space in local newspapers to promote a business in Jonestown or the immediate area twice monthly
- b. Helps businesses with sign improvements (EDC funds are often used for improvements like this)
- c. Hosting monthly open air markets that provide retail and other businesses an additional space to sell goods or market services.
- d. Asking businesses what they need. Schedule an annual informal meeting with each local employer to express appreciation for their presence; determine whether infrastructure facilities adequately support existing business operations; and learn of any planned expansions that will require city infrastructure improvements. Alternatively, hold a business appreciation summit or other event to create an ongoing dialogue on future improvements and business strategies.
- e. Investing in infrastructure that contributes to residents' quality of life. Beyond basic infrastructure maintenance, gaining businesses' input on investments they believe would make their employee's lives better can increase community buy-in to public expenditures, make it easier for companies to retain a skilled workforce, and create opportunities for public-private partnerships.
- f. Prioritizing marketing and tourism efforts. Happy visitors lead to more customers and more residents.
- g. Expanding the city's website³¹ and partnering with organizations that promote area businesses and events on their websites to raise Jonestown's profile. - see section 1.4.1 for details

³¹ For examples, see Reeves, TX website: <http://www.Reevestexas.com/> and Columbus, TX website: <http://www.columbustexas.net/>

- h. Considering a “Buy Local” campaign³². Often started by or with the support of a city, such campaigns can help residents understand the importance of shopping at home. Dollars spent at local businesses provide a larger return through taxes, payroll, and other expenditures than do dollars spent at national chains or online at businesses outside the city or region.

Many rural communities lose businesses through owner retirement. Building stronger connections between generations through high school entrepreneurship clubs, mentoring programs, and organized systems for connecting business owners with younger generations can: provide employers with more focused employees, give students specific education goals, provide businesses with the employees they need to expand, give Jonestown residents reasons to remain in or return to the community, and create a new generation of entrepreneurs able to take over from retirees.

The HomeTown Competitiveness Approach is an example of a model for existing business growth and youth engagement that has been successful for many small cities. The HomeTown Competitiveness Approach highlights youth engagement and existing business growth through a series of collaborative task forces. One of the key components to the approach is its “come-back/give-back mentality” that focuses on cultivating



Engaging youth and young people with HomeTown Competitiveness Photo

Source: <http://htccommunity.whhive.com/youth-engagement>

opportunities to encourage and enable younger generations to return to their hometown. Information on the Hometown Competitiveness Approach is located in **Appendix 1C**.

³² For more information on starting buy local campaigns, see www.the350project.net/home.html

Entrepreneurial Support

Often rural towns are dependent on one or two companies. That can be detrimental to the town if those companies close or shift operations. Supporting local entrepreneurship (start-ups) gives local economies greater flexibility and residents more choice about how to live. Entrepreneurial support generally involves:

- Public infrastructure investment, especially in telecommunications
- The creation of temporary office space (incubator facilities)
- Programs that defray rents, taxes or other start-up expenses
- Start-up capital such as access to micro loan sources

New business owners are also much more likely to succeed if they have access to supportive business groups, mentors, and other entrepreneurs. While cities can provide infrastructure and financial assistance to start-ups, the long-term success of entrepreneurs will depend on local business leadership³³.

Company Recruitment

Existing businesses often determine what businesses might be interested in moving to an area. Companies to target should include those that:

- supply raw materials/input products to existing businesses;
- use existing businesses' waste and by-products; and
- package and transport locally produced goods.

This strategy is often referred to as clustering, building business around existing business. Educational institutions, including college systems and small business development centers, often work with industry

³³ See Startup America Partnership, a company focused on aggregating information on and providing support for entrepreneurship in the U.S.: www.startupamericapartnership.org/entrepreneurial-communities-must-be-led-entrepreneurs

to supply workforce training and to assist with the attraction and creation of companies that expand existing industry clusters. **Table 1K** lists the top clusters in Travis County. The data suggests that Jonestown could capitalize on the county's strengths by supporting the growth of businesses active in the following industries:

Table 1K: Top Travis County Clusters³⁴ (2015)

	Texas	U.S.
NAICS 54 Professional and technical services	1.88	1.86
NAICS 56 Administrative and waste services	1.10	1.16
NAICS 51 Information	2.05	1.80
NAICS 53 Real estate and rental and leasing	1.19	1.37
NAICS 72 Accommodation and food services	1.17	1.20

Also, surveying existing businesses would provide additional information for targeted economic development plans. A survey should ask Jonestown area businesses:

- what supplies they purchase to run their business;
- what goods customers ask for that they don't sell;
- what goods they would like to buy for their businesses but can't easily access;
- how and where they are transporting products; and
- what types of skills their workers need.

That data would: provide area schools the information they need to plan classes that would place students into jobs; provide residents thinking about starting up businesses with ideas for what is needed; and provide companies interested in the area with information about existing market opportunities.

³⁴ Bureau of Labor Statistics location quotient calculator (<http://data.bls.gov>), NAICS=North American Industry Classification System. For a listing of industries within each 2-digit category in the table go to www.census.gov/naics

Rural Outsourcing

The U.S. business community is beginning to recognize rural America as a valuable resource for affordable labor. "Rural outsourcing" is the term for outsourcing work to rural communities in the U.S. as opposed to overseas developing countries. From the perspective of a community like Jonestown, this trend is valuable because adding nation-wide employers to the local economy: provides a buffer against the risks of relatively undiversified local industry; enables residents to remain in the community; and provides higher-paying jobs. In order to capitalize on the trend, the city should support enhanced local telecommunications infrastructure and publicize information like commercial real estate availability to companies that manage rural outsourcing. Most of those companies focus on information technology, but some also provide services such as marketing, design, and business analysis. Examples of rural outsourcing companies include: www.ruralsourcing.com, www.cross-usa.com, and www.onshoretechnology.com

Resources for Business Growth & Recruitment

Several local, regional, and state organizations work on business growth and recruitment efforts. An overview of organizations and programs that can assist the city with sharpening their recruitment skills is located in **Appendix 1D**.

1.5 Implementation Plan

The Implementation Plan organizes the action items recommended to address each issue identified in the above sections into a timeline for completion. The actions are prioritized by date.

Table 1L: Implementation Plan

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2017-2020	2021-2023	2024-2027			
Goal 1.1 Market Jonestown as a Hill Country destination						
Coordinate with regional organizations to advertise local events and festivals and consider membership in the GO TEXAN Rural Community Program	X	X	X	City	Staff/Volunteers \$150 biennially (GO TEXAN program)	GEN
Create and maintain an economic development page on the city's website or a separate website to include current figures, pictures, and other information related to economic development	X	X	X	City	Staff/Volunteers	N/A
Strengthen Jonestown's brand by developing scenic overlook sites. Add educational signage where possible.	X	X	X	City	Variable	GEN, EDC, Local
Maintain conversations with Balcones Canyonlands groups in order to coordinate efforts and needs to support wildlife tourism	X	X	X	City	Staff	GEN
Diversify recreational activities and amenities at Jones Brothers Park	X	X	X	City	N/A	GEN, TPWD
As per Chapter 4: Land Use Study recommendations, adopt ordinances that will preserve the scenic views of the Hill Country	X	X		P&Z	Variable	GEN, Local

Develop an overall Economic Development Plan to incentivize the Town Center, jobs, attracting business and tourism	X	X	X	City	Variable	GEN, EDC
Explore options for creating a Visitors & Tourism Bureau or expanding the existing VTB with Lago Vista with a focus on Changing the scope of services to the North Shore.	X	X	X	City	Staff	EDC

Goal 1.2 Create a support system for existing businesses, resources for business startup/recruitment, and information readily available on the local economy

Develop and implement strategy for capital improvements for infrastructure	X	X	X	City	Staff	GEN
Establish cadre of expert consultant resources to assist with financing plans that are less dependent on residential property taxes to ensure the sustainability of existing and new city programs.	X	X	X	City	Staff	GEN EDC
Create a sales tax Type B Economic Development Corporation	X			City	Variable (staff, legal fees, election cost)	GEN
Survey local businesses annually about city services and general business needs.	X	X	X	City	Staff	N/A
Host annual "business appreciation" breakfast or lunch for area companies	X	X	X	City	\$250, Staff	GEN
Prioritize capital improvements for infrastructure throughout the planning period	X	X	X	City	N/A	N/A

Update city website or create economic development section/site with resource information for business owners, and potential investors, including job training organizations, small business financing opportunities, and "prospect kit"	X	X	X	City	Staff, Volunteers	GEN
Create a "resource center" in City Hall that supplies information about workforce solutions of the Capital Area, the Small Business Development Center, and the Prospect Kit (can also include housing resource information)	X	X		City	Staff/ Volunteers	N/A
Launch a "Buy Local" campaign to raise the profile of local businesses (reference "how to" document in digital appendices)		X	X	City	Staff	GEN
Connect youth to local business owners/managers through a mentoring or internship program		X	X	EDC, ISD	Staff	EDC, ISD

Goal 1.3 Turn the Town Center District into a destination

Develop a Town Center District feasibility study as recommended in Chapter 4: Land Use Study	X			P&Z	N/A	N/A
Redevelop or relocate City Hall to promote commercial/retail development in the Town Center District	X	X		P&Z	Variable	GEN
Ensure that new commercial development enhances the existing character and scenery of Jonestown	X	X	X	City, EDC	Staff	GEN
Define and design a Town Center District Long Term Outlook and Development Program	X	X	X	City	Variable	EDC
Explore long-term options for use of City Hall and Plaza areas	X	X	X	City	Variable	EDC

Sources: GEN = Municipal funds; Staff = Staff time (City); Local = donations of time/money/goods from private citizens, charitable organizations, and local businesses; ISD= Lago Vista/Leander Independent School District; EDC = Jonestown Economic Development Corporation; TPWD = Texas Parks and Wildlife, P&Z = Planning and Zoning Commission

1.6 Appendix 1A: Establishments by Industry (Detailed)

Table 5A.1: Detailed Establishments by Industry

Agriculture, Forestry, Fishing, and Hunting	29	15%
All Other Miscellaneous Crop Farming	29	
Accommodation and Food Services	21	11%
All Other Traveler Accommodation	1	
Caterers	6	
Drinking Places (Alcoholic Beverages)	7	
Rooming and Boarding Houses	7	
Administrative and Support and Waste Management and Remediation Services	4	2%
Janitorial Services	4	
Arts, Entertainment, and Recreation	8	4%
Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	2	
All Other Amusement and Recreation Industries	3	
Marinas	1	
Musical Groups and Artists	1	
Other Performing Arts Companies	1	
Construction	8	4%
All Other Specialty Trade Contractors	1	
Electrical Contractors and Other Wiring Installation Contractors	5	
Framing Contractors	1	
Water and Sewer Line and Related Structures Construction	1	
Educational Services	2	1%
All Other Miscellaneous Schools and Instruction	2	
Finance and Insurance	1	1%
Commercial Banking	1	
Health Care and Social Assistance	1	1%
Medical Laboratories	1	
Information	2	1%
All Other Information Services	1	
Integrated Record Production/Distribution	1	
Management of Companies and Enterprises	1	1%
Offices of Other Holding Companies	1	
Manufacturing	4	2%

All Other Miscellaneous Textile Product Mills	1	
Electronic Computer Manufacturing	1	
Plate Work Manufacturing	1	
Sporting and Athletic Goods Manufacturing	1	
Mining, Quarrying, and Oil and Gas Extraction	1	1%
Support Activities for Coal Mining	1	
Other Services (except Public Administration)	17	9%
All Other Personal Services	1	
Appliance Repair and Maintenance	1	
Barber Shops	2	
Coin-Operated Laundries and Drycleaners	1	
Consumer Electronics Repair and Maintenance	2	
Drinking Places (Alcoholic Beverages)	3	
Home and Garden Equipment Repair and Maintenance	1	
Other Automotive Mechanical and Electrical Repair and Maintenance	1	
Other Personal and Household Goods Repair and Maintenance	5	
Professional, Scientific, and Technical Services	13	7%
Advertising Agencies	1	
All Other Professional, Scientific, and Technical Services	1	
Computer Systems Design Services	3	
Custom Computer Programming Services	1	
Industrial Design Services	1	
Interior Design Services	2	
Marketing Consulting Services	1	
Marketing Research and Public Opinion Polling	1	
Other Computer Related Services	1	
Other Management Consulting Services	1	
Real Estate and Rental and Leasing	4	2%
Lessors of Other Real Estate Property	1	
Recreational Goods Rental	2	
Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing	1	
Retail Trade	68	36%
All Other Motor Vehicle Dealers	1	
Beer, Wine, and Liquor Stores	2	
Children's and Infants' Clothing Stores	3	
Confectionery and Nut Stores	3	

Cosmetics, Beauty Supplies, and Perfume Stores	1	
Electronic Auctions	1	
Electronic Shopping	5	
Food (Health) Supplement Stores	7	
Hardware Stores	1	
Luggage and Leather Goods Stores	2	
Musical Instrument and Supplies Stores	3	
Nursery, Garden Center, and Farm Supply Stores	1	
Office Supplies and Stationery Stores	8	
Optical Goods Stores	1	
Other Fuel Dealers	7	
Pet and Pet Supplies Stores	5	
Prerecorded Tape, Compact Disc, and Record Stores	2	
Sewing, Needlework, and Piece Goods Stores	2	
Shoe Stores	1	
Used Car Dealers	2	
Warehouse Clubs and Supercenters	8	
Window Treatment Stores	2	
Transportation and Warehousing	1	1%
Scenic and Sightseeing Transportation, Land	1	
Wholesale Trade	6	3%
Grain and Field Bean Merchant Wholesalers	1	
Home Furnishing Merchant Wholesalers	2	
Recyclable Material Merchant Wholesalers	2	
Women's, Children's, and Infants' Clothing and Accessories Merchant Wholesalers	1	
TOTAL	191	

Source: Texas State Comptroller's office, Sales Tax Division, open records request (2016)

1.7 Appendix 1B: Occupation by Education Tables

Table 1B.1: Detailed Occupation by Education

	Occupation	City	% of City Total	County	% of County Total	Texas	% of State Total
High Education	Management occupations	220	22.3%	72,989	12.2%	1,176,136	9.7%
	Business and financial operations occupations	74	7.5%	37,364	6.2%	574,636	4.8%
	Computer and mathematical occupations	56	5.7%	33,827	5.6%	311,385	2.6%
	Architecture and engineering occupations	15	1.5%	17,507	2.9%	246,461	2.0%
	Life, physical, and social science occupations	11	1.1%	6,662	1.1%	84,651	0.7%
	Community and social service occupations	6	0.6%	9,914	1.7%	166,650	1.4%
	Legal occupations	0	0.0%	10,875	1.8%	124,992	1.0%
	Education, training, and library occupations	32	3.2%	40,531	6.8%	759,431	6.3%
	Arts, design, entertainment, sports, and media occupations	21	2.1%	21,021	3.5%	186,442	1.5%
	Health diagnosing and treating practitioners and other technical occupations	58	5.9%	19,182	3.2%	404,119	3.3%
	Health technologists and technicians	0	0.0%	7,063	1.2%	211,515	1.7%
Moderate Education	Healthcare support occupations	0	0.0%	10,169	1.7%	277,159	2.3%
	Fire fighting and prevention, and other protective service workers including supervisors	5	0.5%	5,404	0.9%	139,850	1.2%
	Law enforcement workers including supervisors	14	1.4%	2,836	0.5%	137,876	1.1%
	Personal care and service occupations	28	2.8%	19,529	3.3%	397,085	3.3%
	Sales and related occupations	128	13.0%	64,911	10.8%	1,344,972	11.1%
	Office and administrative support occupations	152	15.4%	70,275	11.7%	1,606,023	13.3%
	Production occupations	21	2.1%	17,906	3.0%	677,837	5.6%
Low Education	Farming, fishing, and forestry occupations	0	0.0%	884	0.1%	60,079	0.5%

Low Education	Construction and extraction occupations	30	3.0%	34,139	5.7%	808,733	6.7%
	Transportation occupations	24	2.4%	13,101	2.2%	462,727	3.8%
	Food preparation and serving related occupations	19	1.9%	38,427	6.4%	679,277	5.6%
	Building and grounds cleaning and maintenance occupations	33	3.4%	23,766	4.0%	506,388	4.2%
	Installation, maintenance, and repair occupations	17	1.7%	13,679	2.3%	445,475	3.7%
	Material moving occupations	21	2.1%	7,636	1.3%	304,363	2.5%

Source: Summarized from 2011-2015 American Community Survey, Table C24010

Table 1B.2: Detailed Occupation by Gender (Jonestown)

Occupation		Male	Female	Total	% Total
High Education	Management occupations	171	49	220	22.3%
	Business and financial operations occupations	51	23	74	7.5%
	Computer and mathematical occupations	35	21	56	5.7%
	Architecture and engineering occupations	15	0	15	1.5%
	Life, physical, and social science occupations	4	7	11	1.1%
	Community and social service occupations	0	6	6	0.6%
	Legal occupations	0	0	0	0.0%
	Education, training, and library occupations	0	32	32	3.2%
	Arts, design, entertainment, sports, and media occupations	9	12	21	2.1%
	Health diagnosing and treating practitioners and other technical occupations	6	52	58	5.9%
Moderate Education	Health technologists and technicians	0	0	0	0.0%
	Healthcare support occupations	0	0	0	0.0%
	Fire fighting and prevention, and other protective service workers including supervisors	5	0	5	0.5%
	Law enforcement workers including supervisors	14	0	14	1.4%

	Personal care and service occupations	9	19	28	2.8%
	Sales and related occupations	30	98	128	13.0%
	Office and administrative support occupations	14	138	152	15.4%
	Production occupations	21	0	21	2.1%
Moderate - Low Education	Farming, fishing, and forestry occupations	0	0	0	0.0%
	Construction and extraction occupations	30	0	30	3.0%
	Transportation occupations	16	8	24	2.4%
Low Education	Food preparation and serving related occupations	12	7	19	1.9%
	Building and grounds cleaning and maintenance occupations	23	10	33	3.4%
	Installation, maintenance, and repair occupations	17	0	17	1.7%
	Material moving occupations	21	0	21	2.1%
Total:		503	482	985	

Source: Summarized from 2011-2015 American Community Survey, Table C24010

1.8 Appendix 1C: HomeTown Competitiveness Approach

The HomeTown Competitiveness approach to rural community development emphasizes strong community involvement by creating interconnected committees and task forces centered around four pillars: Entrepreneurship, Charity (Transfer of Wealth), Youth Engagement, and Leadership. The pillars were specifically designed to deal with the four critical issues that are inhibiting rural America—the generational wealth transfer problem, the historical youth out-migration trend, the loss of farms and small businesses, and the erosion of leadership capacity. The approach is one of intense community involvement and so the types of people who lead the task forces need to be passionate, invested in community progress, and willing to work.

The primary objectives of each task force are summarized below:

- Entrepreneurial Task Force: Focuses on growing businesses within the community and expanding existing businesses. Develops strategies for producing increased entrepreneurial activity, fostering an entrepreneurial culture, and helping the community realize economic goals.
- Charitable Assets Task Force: Establishes a Community Affiliated Fund governed by a Fund Advisory Committee in order to capture the transfer of wealth from rural America to larger cities over generations. It accomplishes this by encouraging resident and business donations to the Fund.
- Youth Task Force: Mobilizes youth engagement and cross generational collaboration on community projects and assists youth in putting their ideas into action. The primary goal here is to encourage youth to return to their communities after college. The innovation center is a good resource for youth engagement (www.theinnovationcenter.org).
- Leadership Task Force: Cultivates leadership within the community through training and awareness in order to share leadership roles and smoothly transition leadership to new generations. There are two main leadership programs: “skill-based” emphasizes conflict

management, and “civic-based” emphasizes learning detailed knowledge about the community to more effectively live/work in it.

These task forces work best when in collaboration with one another and in conjunction with an oversight committee. More information on the Home Town Competitiveness Approach and success stories can be found at <http://htccommunity.org/>.

1.9 Appendix 1D: Local & Regional Economic Development Resources

The following is a summary of local and regional technical and support resources available to the City of Jonestown or residents of Jonestown.

Resources Currently Available/Active near Jonestown

AGE of Central Texas: AGE is a regional nonprofit organization that provides education and support to people dealing with age-related health issues.

Contact:

AGE

512-451-4611

info@ageofcentraltx.org

Website: <http://www.ageofcentraltx.org/index.php>

Capital Area Economic Development District: The Capital Area Economic Development District (CAEDD) is a nonprofit corporation, funded by the U.S. Economic Development Administration that encompasses a 10-county area in Central Texas. The Capital Area Council of Governments (CAPCOG) staff provide administrative and technical support. The most recent 5-year Comprehensive Economic Development Strategy was published in 2015.

Contact:

Chris Schreck

CAPCOG Planning and Economic Development, Director

512-916-6183

cschreck@capcog.org

Website: http://www.pbrpc.org/economic_development.php

Travis County Agrilife Extension: The Travis County AgriLife Extension Service of Texas A&M University provides free and low-cost educational programs and manages the 4-H programs in Travis County.

Contact:

Travis County Office
1600B Smith Road
Austin, TX
512-854-9611
travis-tx@tamu.edu
<http://travis-tx.tamu.edu/>

Organizational Resources Available to the City

Texas Center for Rural Entrepreneurship (TCRE): TCRE is a non-profit corporation that seeks to provide educational and technical support to meet the needs of rural entrepreneurs and organizations supporting entrepreneurship in their communities. The main services provided through this organization pertain to small business development and funding and must be initiated by residents or businesses. However, TCRE does provide a number of free online courses to community economic development leaders such as "Developing Entrepreneur Ready Communities" and "Developing Diversified and Value-Added Agribusiness."

Contact:

Greg Clary, Chairman
3115 Fall Crest Dr.
San Antonio, TX 78247
903-714-0232
info@tcre.org
<http://www.tcre.org>

Hill Country Alliance: The Hill Country Alliance is a non-profit organization that aims to raise public awareness and build community support around the need to preserve the natural resources and heritage of the Central Texas Hill Country. The HCA hosts community meetings, participates in regional

planning activities, serves as a resource about Hill Country issues for local and state officials, and collaborates with land trusts, universities, groundwater districts, environmental groups and landowners.

Contact:

Hill Country Alliance

15315 Hwy. 71 West Bee Cave, TX

78738 info@hillcountryalliance.org

<http://www.hillcountryalliance.org/>

Organizational Resources Available to Residents/Business Owners

Texas Center for Rural Entrepreneurship (TCRE): TCRE is a non-profit corporation that seeks to provide educational and technical support to meet the needs of rural entrepreneurs and organizations supporting entrepreneurship in their communities. TCRE is a resource for residents seeks to start or grow small businesses in rural communities. The organization provides a number of educational resources including various “how-to” online courses and information about funding options, small business incubators, and Higher Education resources.

Contact:

Greg Clary, Chairman

3115 Fall Crest Dr.

San Antonio, TX 78247

903/714-0232

Website: <http://www.tcre.org>

Travis County Historically Underutilized Business Program: The HUB program was passed as a resolution in Travis County in 1994 to ensure that minority and woman-owned businesses receive a fair and equal opportunity to participate in the county’s procurement process. For more information, check Travis County’s website:

<https://www.traviscountytexas.gov/purchasing/hub>

Property Assessed Clean Energy: Travis County PACE is a financing program that enables commercial, industrial, large multi-family, and agricultural property owners to obtain low-cost, long-term financing for water conservation, energy efficiency, and renewable energy projects. For more information see Travis County's page:

<https://www.traviscountytexas.gov/pace>

Workforce Solutions of the Capital Area: This organization serves residents of the Austin/Travis County area and is a part of the larger Texas Workforce System providing one-stop assistance to job seekers and employers in the region. Services include: labor market information, job training skills, youth services, career planning, childcare, and information or referral. There are three offices located in Austin.

Contact:

East Center

3401 Webberville Road, Bldg. 1000

Austin, TX 78702

512-223-5400

<http://www.wfscapitalarea.com/>

Notice of Public Hearing

Notice is hereby given that the City of Jonestown Planning and Zoning Commission and City Council will hold public hearings to receive citizen input and consider action on the following:

Zoning: Request by Joseph Cavitt for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning change from “T” temporary zoning district to “R-2” two-family residential district for 3.062 acres of property located at 11205 Mountain Top Circle, Lot 1 Juniper Hill Subdivision, Jonestown, Texas.

Zoning: Request by Vanessa Spaulding for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning change from “R-1” single-family residential district to “M-1” single-family manufactured housing district for property located at 11808 and 11810 Pecan Drive, Lots 25 and 27 Pecan Terrace, Jonestown, Texas.

The public hearing before the Planning and Zoning Commission will be held on Thursday, November 3, 2022, at 7:30 p.m. The public hearing before the City Council will be held on Thursday, November 10, 2022, at 6:30 p.m. Both public hearings will be held at the City of Jonestown City Council Chamber, 18649 FM 1431, Suite 3A, Jonestown, Texas.

Information concerning these requests are available for viewing at Jonestown City Hall, 18649 FM 1431, Suite 4-A, during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. You may call 512-267-0359 or e-mail cjolly@jonestowntx.gov for more information.

Certification of Mailing

I hereby certify that I have notified the below listed property owners of the public hearing concerning the development request described in the attached public notice. This notice is in accordance with the Local Government Code, §211.007(c) and the City of Jonestown Code of Ordinances.



Signature

10/13/2022

Date of mailing

First Name	Last Name	Mailing Address	M City	M State	M Zip	Legal Description	Geo ID/Parcel Number	Property Address	P City	P State	P Zip	Property ID
Jeffrey & Christina	McInnis	11308 Mountain Top Cir	Jonestown	TX	78645	Lot 13 Less Se Tri & Lot 14 Fawn Hill Subd	193600102	11308 Mountain Top Cir	Jonestown	TX	78645	186954
Duane L & Mary L	Burk	11206 Mountain Top Cir	Jonestown	TX	78645	Acr 1.35 Of Lot 9-13 Fawn Hill Subd	193600108	11206 Mountain Top Cir	Jonestown	TX	78645	186960
Henry & Joan P	Birmingham	18905 White Rim Trl	Jonestown	TX	78645	Lot 34 White Rim Mountain Sec 1	193580111	18905 White Rim Trl	Jonestown	TX	78645	186933
Jonestown Water Supply Corporation		PO Box 5096	Jonestown	TX	78645	Nw 2500Ft Of Lot 4 Fawn Hill Subd	190600236	Mountain Top Cir	Jonestown	TX	78645	476346
Scott & Pamala	Emerson	11109 Mountain Top Cir	Jonestown	TX	78645	Lot 6 Fawn Hill Subd	190600230	11109 Mountain Top Cir	Jonestown	TX	78645	186009

Certification of Mailing

James Edward & LaJeanna N	Mundell	19005 White Rim Trl	Jonestown	TX	78645	Lot 35 White Rim Mountain Sec 1	193580110	19005 White Rim Trl	Jonestown	TX	78645	186932
Gilberto Jr & Reta Ann	Salazar	11310 N Lakeview Dr	Jonestown	TX	78645	Lot 428 Jonestown Hills	193580102	11310 N Lakeview Dr	Jonestown	TX	78645	186924
Shayne & Whitnie	Vinlove	3004 White Post Dr	Cedar Park	TX	78613	Lot 431 Jonestown Hills	190580102	11210 Clearview Dr	Jonestown	TX	78645	185567
Jona T & James Brian	Perry	11202 W Lakeview Dr	Jonestown	TX	78645	Lot 437 Jonestown Hills	190580203	11202 Lake View Dr	Jonestown	TX	78645	185574
Timothy Lyon	Gallegos	11203 Clearview Dr	Jonestown	TX	78645	Lot 433 Jonestown Hills	190580104	11206 Clearview Dr	Jonestown	TX	78645	185569
Jeffrey Jr & Mary	Brubaker	2220 Upchurch St	Leander	TX	78641	Lot 33 White Rim Mountain Sec 1	193580112	18901 Lake Crest Dr	Jonestown	TX	78645	186934
Patrick A	Van Ravenzwaaij	11200 Mountain Top Cir	Jonestown	TX	78645	Lot 7-8 Fawn Hill Subd & Lot 9 Less Nw Tri & 0.376 Ac Of Lot 33 Of Panoramic Hills	190600107	11200 Mountain Top Cir	Jonestown	TX	78645	361355
Above the Lake LTD		724 Cypress Bend Dr	Boerne	TX	78006	Abs 2562 Sur 54 Cox J A Acr 21.458 (1-D-1W)	193580114	18500 FM 1431	Jonestown	TX	78645	186936

Certification of Mailing

Thomas & Pearl	Clark	1216 Piedmont Ave	Austin	TX	78757	2500Ft Less Of Lot 4 Fawn Hill Subd	190600232	11201 Mountain Top Cir	Jonestown	TX	78645	186011
Timothy	Foss	9412 Eddystone St	Austin	TX	78729	Abs 2277 Sur 57 C T & M C R R Co Acr 12.54	193600210	11319 Mountain Top Cir	Jonestown	TX	78645	186968
Joseph	Cavitt	328 Paddock St	Watertown	NY	13601	Lot 2 *Less Nw Tri Lot 3 *& E300' Av Of Lot 1 Fawn Hill Subd Abs 2277 Sur 57 *.343Acr Acr 3.35 *Total	193600209	11205 Mountain Top Cir	Jonestown	TX	78645	186967

**City of Jonestown,
Texas**

AGENDA REPORT

Meeting Date: November 3, 2022

Agenda Item Number:

6

(City Secretary's Use Only)

Department: Development Services

Prepared by: Cynthia Jolly

Budgeted Amount: \$ 0

Date Prepared: October 21, 2022

Exhibits Application, Plat, FEMA Firmette,
Zoning Map, Deed
Certification of Mailing, Public Notice

Subject

Zoning change from "R-1" Single Family Residential to "M-1" Single-Family Manufactured District on Lots 25 and 27, Pecan Terrace, Jonestown, Texas.

Recommendation

Consider, discuss, and take any action necessary regarding a request by Vanessa Spauling for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning change from "R-1" single-family residential district to "M-1" single-family manufactured housing district for property located at 11808 and 11810 Pecan Drive, Lots 25 and 27 Pecan Terrace, Jonestown, Texas.

Discussion

Applicant is requesting a zoning reclassification from "R-1" to "M-1" to place an ADU/tiny home on the subject lots. City staff has advised the applicant that these two lots and neighboring properties are zoned "R-1" and City ordinances require 1,000 minimum sq. ft. of floor area for lots greater than 6,000 sq. ft. Additionally, per Sec. 14.02.083 (b)(8) Accessory dwelling units must be site build and designed and constructed such that it is in keeping with the general architecture and building materials of the principal dwelling construction. Metal, prefabricated or manufactured buildings, and motor homes (RVs) are not permitted.

City staff shared concerns with these two properties being in the AE Flood Zone and provided Ms. Spauling with the FEMA Firmette. All structures must comply with the City's flood management ordinance adopted 12/12/19 to minimize flood losses by restricting or prohibiting uses vulnerable to floods and ensuring all new structures are constructed in accordance with City of Jonestown flood management regulations, Chapter 3, Article 3.06 Flood Damage Prevention.

A notice of public hearing was published on October 13, 2022, and letters were mailed to neighboring properties. The Certificate of mailing is enclosed.

Approval By

	Signature	Date
Department Head	<u>C. Jolly</u>	<u>10/21/22</u>
City Administrator	<u>[Signature]</u>	<u>10/21/22</u>

City of Jonestown

18649 FM 1431, Suite 4-A
Phone 512-267-3243 Fax 512-267-4572

REQUEST TO BE PLACED ON THE AGENDA OF THE PLANNING AND ZONING COMMISSION AND/OR CITY COUNCIL

FOR THE CONSIDERATION OF A:

ZONING CHANGE ☒ CONDITIONAL USE PERMIT ☐ SUBDIVISION ☐
SUBDIVISION VARIANCE ☐ OTHER ☐

Date Submitted 9/26/22 Date accepted for filing with City _____

Name of owner Vanessa Spaulding Phone number 737 704 8470

Owner's mailing address 204 Chanel Creech Liberty Hill TX 78642

Subject property street address 11808 / 11800 Doran Drive

Legal Description Lot 25/27 Doran Trace

Explanation of request requesting to place ADU / Tiny Home

ICC just passed to consolidate for housing codes

To complete file: Request for zone change to mobile I.

- Copy of plat or survey of subject property
- If application is for a variance or conditional use permit, attach a detailed drawing or a plot plan showing the location of the area on the property that will be affected by this request.
- All filing fees, and related fees must be paid before the request will be put on an agenda.

Applicant's signature Vanessa Spaulding Date 9/26/22

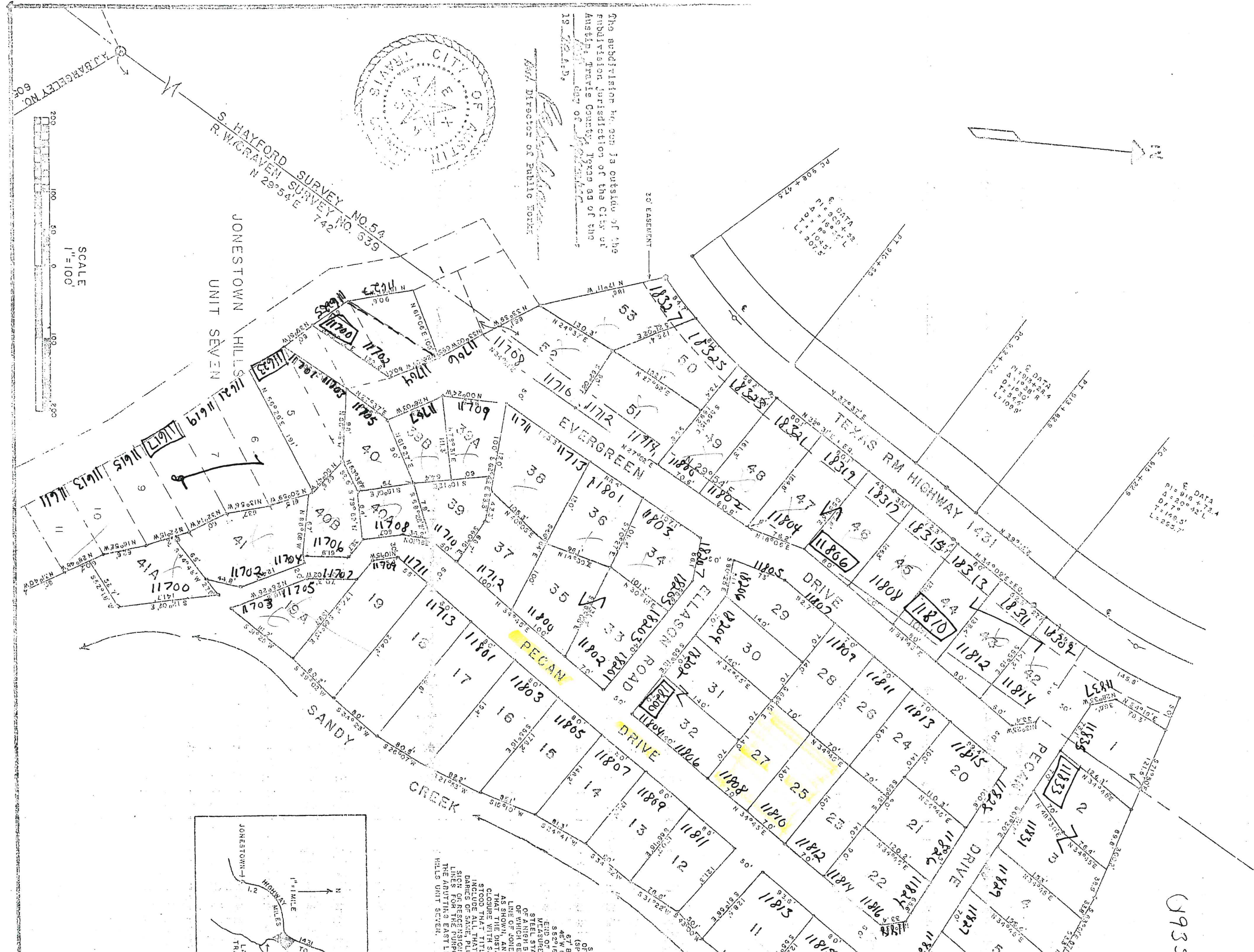
Reviewed and accepted for filing by:

Name C. Jolly Title Dir, Dev. Svcs.

Meeting Dates: P&Z 11/3/22 City Council 11/10/23

Action from meetings: P&Z _____

City Council _____



0935

PECAN TERRACE

BEING A 19.36 ACRES SUBDIVISION OF THE S. HAYFORD SURVEY, 3.297 ACRES, AND THE R.W. CRAVEN SURVEY, 16.063 ACRES, TRAVIS COUNTY, TEXAS. ALSO A RESURVEY OF LOTS 3, 4 & 5, JONESTOWN HILLS, UNIT SEVEN, RECORDED IN PLAT BOOK 30, PAGE 3 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS SHOWN; SAID RESURVEY BEING IN EFFECT A DELETION OF LOT 4 & ANNEXATIONS TO LOTS 3 & 5.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, JONESTOWN IMPROVEMENT CORP., TRAVIS COUNTY, TEXAS, BEING THE OWNERS OF THE LANDS SHOWN HEREON AS "PECAN TERRACE" DO HEREBY ADOPT AND ACCEPT THE MAP AND PLAT CONTAINED HEREON AS THE OFFICIAL MAP AND PLAT OF SAID SUBDIVISION AND DO HEREBY DEDICATE THE ROADS, STREETS, ALLEYS AND PASSAGEWAYS SHOWN THEREON TO THE USE OF THE PUBLIC FOREVER. WITNESS OUR HANDS THIS 14 DAY OF AUGUST, 1970.

SEC. TREAS. E.A. JONES

PRESIDENT: WARREN JONES

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS DAY PERSONALLY APPEARED E. A. JONES AND WARREN JONES, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL THIS 14 DAY OF AUGUST, 1970.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

I, Emilie Linberg, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 17 DAY OF August, 1970, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF SAID COURT IN BOOK 3 PAGE 376.

Emilie Linberg
COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY: David P. Harris
DEPUTY

COUNTY OF TRAVIS

I, Doris Shoop, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 1 DAY OF Feb. 1970 AT 1:30 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY IN PLAT BOOK 53, PAGE 42. WITNESS MY HAND AND THE SEAL OF THE COUNTY COURT OF SAID COUNTY ON THE DATE LAST WRITTEN ABOVE. And Recorded
Feb 8 - 1971 AT 1:35 P.M.
COUNTY CLERK, TRAVIS COUNTY, TEXAS
DEPUTY

STATE OF TEXAS
COUNTY OF BURNET

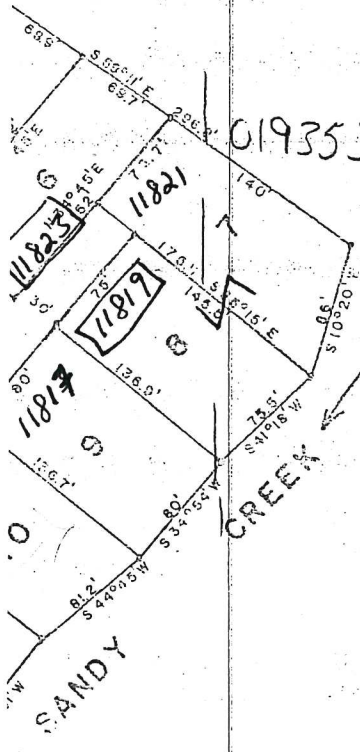
I, A.M. GIBBS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE MAP AND PLAT OF LANDS SHOWN HEREON AS "PECAN TERRACE" WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND AND IS A TRUE AND CORRECT DELINEATION AND REPRESENTATION OF SAME. WITNESS MY HAND AND SEAL THIS 3 DAY OF AUGUST, 1970.

A.M. GIBBS REG. P.E. NO. 5206

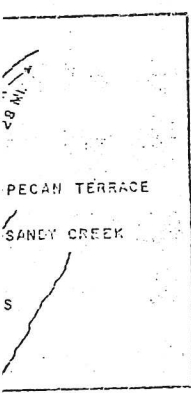
IN APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN AND SHOWN ON THIS PLAT AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONNECTED AND PLACED IN SUCH STREETS, ROADS AND OTHER THOROUGHFARES OR IN CONNECTION THEREWITH ARE THE RESPONSIBILITY OF THE OWNERS OR DEVELOPERS OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD THE ROADS, BRIDGES, STREETS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTION OF ANY BRIDGE OR CULVERT CONNECTED THEREWITH.

AN EASEMENT OF FIVE FEET IN WIDTH IS RESERVED ALONG EACH SIDE OF EACH PROPERTY LINE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER LINES OR OTHER UTILITIES.

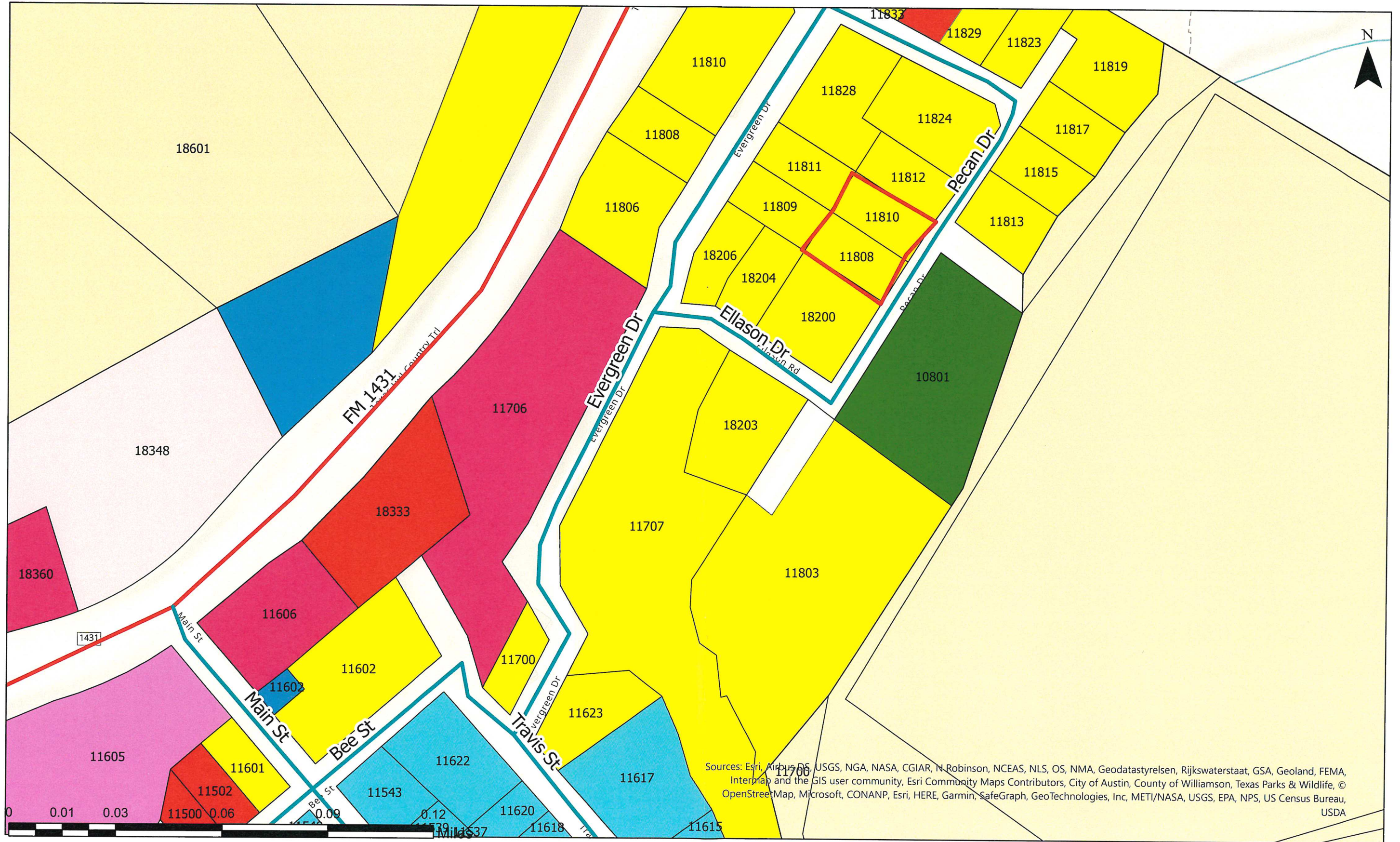
EACH DWELLING CONSTRUCTED OR MOVED ONTO THIS SUBDIVISION SHALL BE CONNECTED TO A SEPTIC TANK MEETING THE APPROVAL OF THE STATE HEALTH DEPARTMENT.



NOTE: LOT 118.2' x 118.2' is 118.2' x 118.2' between 408.8' & 418.2' at the south line. REPRESENT ACTUAL DISTANCES TO 3/16". SET AT THE BASE OF THE UPPER LEDGE. ALL IS ON THE EAST SIDE OF JONESTOWN HILLS UNIT SEVEN. IS NOT HEREIN IMPLIED. THESE HEREOF DENOTE LINE, BUT IT IS UNDERSTOOD THAT SAID LOTS SHALL BE WITHIN THE BOUNDARIES OF THE AFORESAID LOT OF CLOSURE WITH OF JONESTOWN.



A-42



11810. Pecan Drivio.
LOT 27.



11808 Pecan Drive
Lot # 25.



Topography Map Flood Zone AE
11808/11810 Pecan Dr.



National Flood Hazard Layer FIRMMette



97°55'3"W 30°30'33"N



0 250 500 1,000 1,500 2,000 Feet
1:6,000

97°54'25"W 30°30'2"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone J
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5 Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/21/2022 at 9:09 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

GENERAL INFO

ACCOUNT

Property ID: 186903
Geographic ID: 0193551005
Type: R
Zoning:
Agent:
Legal Description: LOT 25 PECAN TERRACE MH
S#2002740
Property Use:

OWNER

Name: SPAULDING VANESSA BRYER
Secondary Name:
Mailing Address: STE B-203 #107 14125 W STATE HWY 29
LIBERTY HILL TX US 78642-2207
Owner ID: 1839217
% Ownership: 100.00
Exemptions:

LOCATION

Address: 11810 PECAN DR TX 78645

Market Area:
Market Area CD: TW183
Map ID: 019257

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

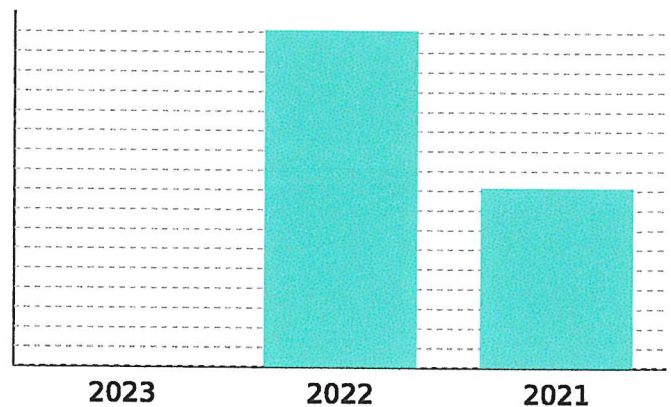
Land Homesite: \$0
Land Non-Homesite: \$80,000
Special Use Land Market: \$0
Total Land: \$80,000

Improvement Homesite: \$0
Improvement Non-Homesite: \$5,610
Total Improvement: \$5,610

Market: \$85,610
Special Use Exclusion (-): \$0
Appraised: \$85,610
Value Limitation Adjustment (-): \$0

Net Appraised: \$85,610

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$80,000	\$5,610	\$0	\$85,610	\$0	\$85,610
2021	\$40,000	\$5,610	\$0	\$45,610	\$0	\$45,610

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
03	TRAVIS COUNTY	0.357365	\$85,610	\$85,610
0A	TRAVIS CENTRAL APP DIST	0.000000	\$85,610	\$85,610
1B	TRAVIS CO ESD NO 7	0.100000	\$85,610	\$85,610
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.111814	\$85,610	\$85,610
41	TRAVIS CO ESD NO 1	0.100000	\$85,610	\$85,610
50	CITY OF JONESTOWN	0.518800	\$85,610	\$85,610
68	AUSTIN COMM COLL DIST	0.104800	\$85,610	\$85,610
69	LEANDER ISD	1.337000	\$85,610	\$85,610

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: [Detail Only](#)
State Code: [A3](#)

Improvement Value: **\$5,610**

Main Area: **1**
Gross Building Area: **146**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
121	WATER/SEWER INF	INF		0	1973	1973	1
511	DECK	WI		1	1973	1973	144
1ST	1st Floor	D25		1	1973	1973	1

Improvement Features

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2253	9,815.31	\$8.15	\$80,000	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/2/20	WD	WARRANTY DEED	SPAULDING ALBERT TRAVIS &	SPAULDING VANESSA BRYER				2021016370
5/18/18	WD	WARRANTY DEED	SCHWALL WALTER L	SPAULDING ALBERT TRAVIS &				2018076895
12/16/16	WD	WARRANTY DEED	CAPITAL CITY RELOCATION LLC	SCHWALL WALTER L				2016214150
6/10/09	DW	DEED WITHOUT	RICE SANDRA	CAPITAL CITY RELOCATION LLC				2009107181 TR
8/9/07	WD	WARRANTY DEED	CAPITAL CITY RELOCATION LLC	RICE SANDRA				2007149124 TR
1/29/07	CN	CONSTABLE DEED	MCCORMICK JAMES E	CAPITAL CITY RELOCATION LLC				2007016858 TR
11/12/99	WD	WARRANTY DEED	NEWMAN DOROTHY J	MCCORMICK JAMES E		00000	00000	1999139353 TR
2/19/92	WD	WARRANTY DEED	HODGE ROY L & GENEVA R	NEWMAN DOROTHY J		11626	00220	

GENERAL INFO

ACCOUNT

Property ID: 186904
Geographic ID: 0193551006
Type: R
Zoning:
Agent:
Legal Description: LOT 27 PECAN TERRACE

Property Use:

OWNER

Name: SPAULDING VANESSA BRYER
Secondary Name:
Mailing Address: STE B-203 #107 14125 W STATE HWY 29
LIBERTY HILL TX US 78642-2207
Owner ID: 1839217
% Ownership: 100.00
Exemptions:

LOCATION

Address: 11808 PECAN DR TX 78645

Market Area:
Market Area CD: TW183
Map ID: 019257

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

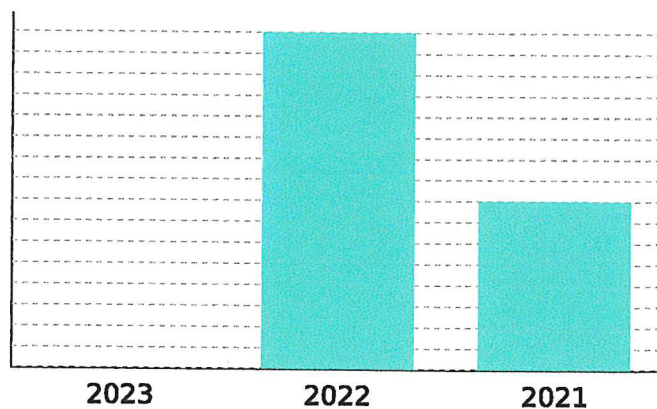
Land Homesite: \$80,000
Land Non-Homesite: \$0
Special Use Land Market: \$0
Total Land: \$80,000

Improvement Homesite: \$2
Improvement Non-Homesite: \$0
Total Improvement: \$2

Market: \$80,002
Special Use Exclusion (-): \$0
Appraised: \$80,002
Value Limitation Adjustment (-): \$0

Net Appraised: \$80,002

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$80,000	\$2	\$0	\$80,002	\$0	\$80,002
2021	\$40,000	\$0	\$0	\$40,000	\$0	\$40,000

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
03	TRAVIS COUNTY	0.357365	\$80,002	\$80,002
0A	TRAVIS CENTRAL APP DIST	0.000000	\$80,002	\$80,002
1B	TRAVIS CO ESD NO 7	0.100000	\$80,002	\$80,002
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.111814	\$80,002	\$80,002
41	TRAVIS CO ESD NO 1	0.100000	\$80,002	\$80,002
50	CITY OF JONESTOWN	0.518800	\$80,002	\$80,002
68	AUSTIN COMM COLL DIST	0.104800	\$80,002	\$80,002
69	LEANDER ISD	1.337000	\$80,002	\$80,002

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **1 FAM DWELLING**
State Code: **A1**

Improvement Value: **\$2**

Main Area: **1,962**
Gross Building Area: **4,357**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
2ND	2nd Floor	XX		0	2021	2021	1,061
1ST	1st Floor	XX		0	2021	2021	901
041	GARAGE ATT 1ST F	XX		0	2021	2021	319
095	HVAC RESIDENTIAL	XX		0	2021	2021	1,962
011	PORCH OPEN 1ST F	XX		0	2021	2021	108
250	HALF BATHROOM	XX		0	2021	2021	1
251	BATHROOM	XX		0	2021	2021	2
252	BEDROOMS	XX		0	2021	2021	3

Improvement Features

1ST Foundation: SLAB, Roof Style: GABLE, Roof Covering: COMPOSITION SHINGLE, Shape Factor: U, Floor Factor: 1ST
2ND Shape Factor: U, Floor Factor: 2ND

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2268	9,878.87	\$8.10	\$80,000	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/2/20	WD	WARRANTY DEED	SPAULDING ALBERT TRAVIS &	SPAULDING VANESSA BRYER				2021016370
5/18/18	WD	WARRANTY DEED	SCHWALL WALTER L	SPAULDING ALBERT TRAVIS &				2018076895
12/16/16	WD	WARRANTY DEED	CAPITAL CITY RELOCATION LLC	SCHWALL WALTER L				2016214150
6/10/09	DW	DEED WITHOUT	RICE SANDRA	CAPITAL CITY RELOCATION LLC				2009107181 TR
8/9/07	WD	WARRANTY DEED	CAPITAL CITY RELOCATION LLC	RICE SANDRA				2007149124 TR

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
1/29/07	CN	CONSTABLE DEED	MCCORMICK JAMES E	CAPITAL CITY RELOCATION LLC				2007016858 TR
11/12/99	WD	WARRANTY DEED	NEWMAN DOROTHY J	MCCORMICK JAMES E		00000	00000	1999139353 TR
2/19/92	WD	WARRANTY DEED	HODGE ROY L & GENEVA R	NEWMAN DOROTHY J		11626	00220	

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

40522 STC

WARRANTY DEED

DATE:

May 18, 2018

GRANTOR: WALTER L. SCHWALL, a single person

GRANTOR'S MAILING ADDRESS: 109 SETTLERS VALLEY DR, PFLUGERVILLE,
TX, 78660

GRANTEE: ALBERT TRAVIS SPAULDING and VANESSA SPAULDING

GRANTEE'S MAILING ADDRESS: 11700 E FM 1431, MARBLE FALLS, TX, 78654

CONSIDERATION: TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration paid to Grantor, and the receipt of which is hereby duly acknowledged and for which no lien either express or implied is herein retained, has granted sold and conveyed by these presents does hereby grant, sell and convey to the grantee all of the following tracts or parcels of land, to-wit:

PROPERTY (including any improvements):

Lot Nos. 25 and 27, Pecan Terrace, a subdivision in Travis County, Texas, according to the plat recorded in Volume 53, Page 42, Plat Records of Travis County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made subject to any and all restrictions, covenants, conditions, assessments, reservations and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the herein mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

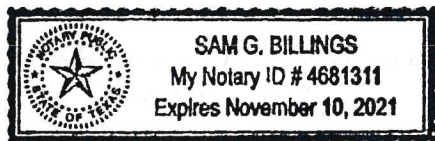
Walter L Schwall
WALTER L SCHWALL

STATE OF

COUNTY OF

This instrument was acknowledged before me on the 18th day of May, 2018, by
WALTER L. SCHWALL.

Sam G Billings
Notary Public, State of



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

May 18 2018 11:19 AM

EEF-6 20.00 2018076805

Notice of Public Hearing

Notice is hereby given that the City of Jonestown Planning and Zoning Commission and City Council will hold public hearings to receive citizen input and consider action on the following:

Zoning: Request by Joseph Cavitt for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning change from “T” temporary zoning district to “R-2” two-family residential district for 3.062 acres of property located at 11205 Mountain Top Circle, Lot 1 Juniper Hill Subdivision, Jonestown, Texas.

Zoning: Request by Vanessa Spaulding for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning change from “R-1” single-family residential district to “M-1” single-family manufactured housing district for property located at 11808 and 11810 Pecan Drive, Lots 25 and 27 Pecan Terrace, Jonestown, Texas.

The public hearing before the Planning and Zoning Commission will be held on Thursday, November 3, 2022, at 7:30 p.m. The public hearing before the City Council will be held on Thursday, November 10, 2022, at 6:30 p.m. Both public hearings will be held at the City of Jonestown City Council Chamber, 18649 FM 1431, Suite 3A, Jonestown, Texas.

Information concerning these requests are available for viewing at Jonestown City Hall, 18649 FM 1431, Suite 4-A, during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. You may call 512-267-0359 or e-mail cjolly@jonestowntx.gov for more information.

Certification of Mailing

I hereby certify that I have notified the below listed property owners of the public hearing concerning the development request described in the attached public notice. This notice is in accordance with the Local Government Code, §211.007(c) and the City of Jonestown Code of Ordinances.

Kenneth A. Geiger
Signature

10/21/2022
Date of mailing

First Name	Last Name	Mailing Address	M City	M State	M Zip	Legal Description	Geo ID/Parcel Number	Property Address	P City	P State	P Zip	Property ID
Kitrina	Hopps	11810 Evergreen St	Jonestown	TX	78645	Lot 44 Pecan Terrace Abs 2562 Sur 54 Cox J A Acr .556 *Total .759Ac	193550313	11810 Evergreen St	Jonestown	TX	78645	186810
Abraham	Eliashar	11819 Pecan Dr	Jonestown	TX	78645	Abs 176 Sur 639 Craven R W Acr .231	193551302	11815 Pecan Dr	Jonestown	TX	78645	476360
Michael	Slater	1300 Jackson St, Unit 5	Dallas	TX	75202	Abs 176 Sur 639 Craven R W Acr 2.80	193550714	11707 Evergreen Dr	Jonestown	TX	78645	186868
David	Abboud	3250 Hatch Rd	Cedar Park	TX	78613	Abs 176 Sur 639 Craven R W Acr 20.000	193530104	Sandy Ln	Jonestown	TX	78645	186747
Wayne	Scheuermann	11811 Evergreen Dr	Jonestown	TX	78645	Lot 26 Pecan Terrace	193551012	11811 Evergreen Dr	Jonestown	TX	78645	186909

Certification of Mailing

For the Win Ventures LLC		13492 Research Blvd, Ste 120-257	Austin	TX	78750	Lot 28 Pecan Terrace	193551011	11809 Evergreen Dr	Jonestown	TX	78645	186908
Vanessa	Spaulding	14125 W State Hwy 29, Ste B-203 #107	Liberty Hill	TX	78642	Lot 25 Pecan Terrace Mh S#2002740	193551005	11810 Pecan Dr	Jonestown	TX	78645	186903
Israel & Dariela Avila	Rodriguez	4141 Rockwood Dr	Lago Vista	TX	78645	Abs 176 Sur 639 Craven R W Acr .280	193551301	11813 Pecan Dr	Jonestown	TX	78645	476359
Cross Park Properties LLC		3310 S 1st St	Austin	TX	78704	Lot 9 Pecan Terrace	193551303	11817 Pecan Dr	Jonestown	TX	78645	476361
Michael	Belovsky	11806 Evergreen St	Jonestown	TX	78645	Lot 46&47 Pecan Terrace	193550301	11806 Evergreen Dr	Jonestown	TX	78645	186800
Mark H & Rhonda F	Gray	5409 Lakeshore Dr	Willis	TX	77318	Abs 2564 Sur 54 Cox J A Abs 176 Sur 639 Craven R W Acr .253	193550315	11808 Evergreen Dr	Jonestown	TX	78645	186811
Brian	Lefaive	722 Settlement St	Cedar Park	TX	78613	Lot 29 *Less S 45.80'X140'Tri Pecan Terrace	193551010	18206 Ellason Rd	Jonestown	TX	78645	186907
TWA Dourada Construtora LLC		5900 Balconeno Dr, Ste 100	Austin	TX	78731	Lot 30 Pecan Terrace	193551009	18204 Ellason Rd	Jonestown	TX	78645	186906
Anthony & June	Womble	6832 County Rd 359	Buffalo	TX	75831	Lot 31-32 Pecan Terrace	193551007	18200 Ellason Rd	Jonestown	TX	78645	186905
Daine Marie	Gabriel	11828 Pecan Dr	Jonestown	TX	78645	Lot 20 & 24 Pecan Terrace	193551001	11828 Pecan Dr	Jonestown	TX	78645	186899